SAN FRANCISCO
PLANNING DEPARTMENT

Executive Summary
Conditional Use Authorization
HEARING DATE: SEPTEMBER 19, 2013
(CONTINUED FROM AUGUST 8TH HEARING)

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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415.558.6377

Date:	September 12, 2013
Case No.:	**2011.0564C**
Project Address:	**1 Richardson Avenue**
Current Zoning:	NC-3 (Neighborhood Commercial, Moderate Scale) Scenic Street Special Sign District 40-X Height and Bulk District
Block/Lot:	0934/007
Project Sponsor:	AT&T Mobility represented by Corey Alvin, KDI 855 Folsom Street, Suite 106 San Francisco, CA 94107
Staff Contact:	Omar Masry – (415) 575-9116 Omar.Masry@sfgov.org

PROJECT DESCRIPTION

The proposal is to install a macro wireless telecommunication services ("WTS") facility consisting of up to eight (8) panel antennas on the roof, and equipment on the ground floor of the subject building (Knights Inn Hotel), as part of AT&T Mobility's telecommunications network. Based on the zoning and land use, the facility is proposed on a Location Preference 4 Site (Preferred Location, Wholly Commercial Structure) according to the WTS Siting Guidelines.

The proposed antennas would be located in three sectors on the roof of the 24-foot high building with associated electronic equipment necessary to run the facility in a ground floor room. The first sector ("A") would feature two antennas housed within (2) six-foot high faux roof vent pipes, with an approximately 24" diameter, located at the northwest corner of the roof. The remaining sectors ("B" and "C") would feature six antennas located within a seven-foot tall faux penthouse, designed to mimic an addition to the hotel. All of the actual antennas measure approximately 53" high by 19" wide by 8" thick

A screen wall (four feet high, 12.5 feet long, and 4.5 feet wide), composed of corrugated metal and painted to match the building would be mounted on the roof behind the faux vent pipes (Sector A) to house electronic equipment (e.g. radio relay units). The radio relay units need to be located close to the antennas, as compared to the remaining equipment (battery racks and telecommunication cabinets) proposed for the ground floor room, so the reduced distance can allow the antennas to operate at a greater efficiency. The relatively modest size of the box, and its location (12 feet from northernmost roof line), would obscure visibility from adjacent rights-of-way.

SITE DESCRIPTION AND PRESENT USE

The subject building is located on Assessor's Block 0934, Lot 007 at the northwest corner of Lombard Street and Richardson Avenue. This site is within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District, a Scenic Street Special Sign District, and 40-X Height and Bulk District. The Project Site contains a three-story, 24-foot tall (Knights Inn) hotel.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject building is located in the Marina Neighborhood, and fronts eastbound Lombard Street, which is classified as a six-lane un-divided freeway (Interstate 101) in this location. The Project site lies at an intersection, which is surrounded by, and abuts, primarily residential dwellings, which are zoned RH-3 (Residential-House, Three-Family).

An existing micro WTS facility (dual omni "whip" antennas), operated by AT&T Mobility, is located approximately 100 feet away at 2633 Lombard Street. Though not a part of this project, the Project Sponsor intends to remove the micro WTS facility, in the event the macro WTS facility is approved and constructed at the Project Site.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	August 23, 2013	July 19, 2013	60 days
Posted Notice	20 days	August 23, 2013	July 19, 2013	60 days
Mailed Notice	20 days	August 23, 2013	August 23, 2013	27 days

PUBLIC COMMENT

As of September 12, 2013, the Department has received no comment regarding the proposed project. The applicant held a community meeting at 7:00 p.m. on June 27, 2012 at the Moscone Recreation Center, located at 1800 Chestnut Street. Four community members attended the meeting. Two members were in favor of the design, and two members expressed concerns over RF safety.

ISSUES AND OTHER CONSIDERATIONS

- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections.

- An updated Five Year Plan with approximate longitudinal and latitudinal coordinates of proposed locations, including the subject site is on file with the Planning Department.
- All required public notifications were conducted in compliance with the City's code and policies.

REQUIRED COMMISSION ACTION

Pursuant to Section 712.83 of the Planning Code, Conditional Use authorization is required for a WTS facility in a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District.

BASIS FOR RECOMMENDATION

This project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The Project complies with the applicable requirements of the Planning Code.
- The Project is consistent with the objectives and policies of the General Plan.
- The Project is consistent with the 1996 WTS Facilities Siting Guidelines, Planning Commission Resolution No. 14182 and Resolutions No. 16539 and No. 18523 supplementing the 1996 WTS Guidelines.
- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections.
- The expected RF emissions fall well within the limits established by the FCC.
- The project site is considered a Location Preference 4, (Preferred Location, Wholly Commercial Structure) according to the Wireless Telecommunications Services (WTS) Siting Guidelines.
- Based on propagation maps provided by AT&T Mobility, the project would provide coverage in an area that currently experiences several gaps in coverage and capacity.
- Based on the analysis provided by AT&T Mobility, the project would provide additional capacity in an area that currently experiences insufficient service during periods of high data usage.
- Based on independent third-party evaluation, the maps, data, and conclusions about service coverage and capacity provided by AT&T Mobility are accurate.
- The use of screening methods for antennas, such as faux vent pipes, and a faux penthouse room would ensure the proposed facility will not appear out of character with the subject building, nor have a negative impact on surrounding views.
- Electronic equipment necessary for the facility would be located in a ground floor room of the subject building and will not impact aesthetics, parking, or the use of the building as a hotel.
- The proposed project has been reviewed by staff and found to be categorically exempt from further environmental review. The proposed changes to the subject building do not result in a significant impact on the resource. The proposed antenna project is categorically exempt from further environmental review pursuant to the Class 3 exemptions of California Environmental Quality Act.
- A Five Year Plan with approximate longitudinal and latitudinal coordinates of proposed locations, including the subject site, was submitted.
- All required public notifications were conducted in compliance with the City's code and policies.

RECOMMENDATION: Approval with Conditions

☒	Executive Summary	☒	Project sponsor submittal
☒	Draft Motion		Drawings: Proposed Project
☒	Zoning District Map	☒	Check for legibility
☐	Height & Bulk Map	☒	Photo Simulations
☒	Parcel Map	☒	Coverage Maps
☒	Sanborn Map	☒	RF Report
☒	Aerial Photo	☒	DPH Approval
☒	Context Photos	☒	Community Outreach Report
☒	Site Photos	☒	Independent Evaluation

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

SAN FRANCISCO
PLANNING DEPARTMENT

2Subject to: (Select only if applicable)

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

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Planning Commission Motion No. XXXXX

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Staff Contact:	Omar Masry – (415) 575-9116 Omar.Masry@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVALS OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTION 303(c) AND 712.83 TO INSTALL A WIRELESS TELECOMMUNICATIONS SERVICES FACILITY CONSISTING OF EIGHT PANEL ANTENNAS LOCATED ON THE ROOF AND ELECTRONIC EQUIPMENT IN A GROUND FLOOR ROOM OF AN EXISTING COMMERCIAL BUILDING AS PART OF AT&T MOBILITY'S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN A NC-3 (NEIGHBORHOOD COMMERCIAL, MODERATE SCALE) ZONING DISTRICT, SCENIC STREET SPECIAL SIGN DISTRCT, AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On May, 31, 2011, AT&T Mobility (hereinafter "Project Sponsor"), submitted an application (hereinafter "Application"), for Conditional Use Authorization on the property at 1 Richardson Avenue, Lot 007 in Assessor's Block 0934, (hereinafter "Project Site") to install a wireless telecommunications service facility consisting of eight (8) screened panel antennas located on the roof of the subject building, and equipment located in a ground floor room, as part of AT&T Mobility's telecommunications network, within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District, a Scenic Street Special Sign District, and 40-X Height and Bulk District.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption (Section 15303 of the California Environmental Quality Act). The Planning Commission has reviewed and concurs with said determination. The categorical exemption and all pertinent documents may be found in the files of the Planning Department (hereinafter "Department"), as the custodian of records, at 1650 Mission Street, San Francisco.

On September 19, 2013, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization.

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

MOVED, that the Commission hereby authorizes the Conditional Use in Application No. 2011.0564C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

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

2. **Site Description and Present Use**. The subject building is located on Assessor's Block 0934, Lot 007 at the northwest corner of Richardson Avenue and Lombard Street. This site is within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District, a Scenic Street Special Sign District, and 40-X Height and Bulk District. The Project Site contains a three-story, 24-foot tall (Knights Inn) hotel.

3. **Surrounding Properties and Neighborhood**. The subject building is located along eastbound Lombard Street (also Interstate 101 in this stretch), in the Marina Neighborhood. The Project Site is surrounded by, and abuts, primarily residential dwellings, which are zoned RH-3 (Residential-House, Three-Family)**.** An existing micro WTS facility (dual omni "whip" antennas), operated by AT&T Mobility, is located approximately 100 feet away at 2633 Lombard Street. Though not a part of this project, the Project Sponsor intends to remove the micro WTS facility, in the event the macro WTS facility is approved and constructed at the Project Site.

4. **Project Description.** The proposal is to install a macro wireless telecommunication services ("WTS") facility consisting of up to eight (8) panel antennas on the roof, and equipment on the ground floor of the subject building, as part of AT&T Mobility's telecommunications network. Based on the zoning and land use, the facility is proposed

on a Location Preference 4 Site (Preferred Location, Wholly Commercial Structure) according to the WTS Siting Guidelines.

The proposed antennas would be located in three sectors on the 24-foot high roof with associated electronic equipment necessary to run the facility in a ground floor room. The first sector ("A") would feature two antennas housed within (2) six-foot high faux roof vent pipes at the northwest corner of the roof. The remaining sectors ("B" and "C") would feature six antennas located within a seven-foot high faux penthouse, intended to mimic an additional to the hotel. All of the actual antennas measure approximately 53" high by 19" wide by 8" thick

A screen wall (four feet high, 12.5 feet long, and 4.5 feet wide), composed of corrugated metal and painted to match the building would be mounted on the roof behind the faux vent pipes (Sector A) to house electronic equipment (e.g. radio relay units). The equipment needs to be located closer to the antennas, as compared to the remaining equipment (battery racks and telecommunication cabinets) proposed for the ground floor room, so the reduced distance can allow the antennas to operate at a greater efficiency. The relatively modest size of the box, and its location (12 feet from northernmost roof line) would obscure visibility from adjacent rights-of-way.

5. **Past History and Actions.** The Planning Commission adopted the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines ("Guidelines") for the installation of wireless telecommunications facilities in 1996. These Guidelines set forth the land use policies and practices that guide the installation and approval of wireless facilities throughout San Francisco. A large portion of the Guidelines was dedicated to establishing location preferences for these installations. The Board of Supervisors, in Resolution No. 635-96, provided input as to where wireless facilities should be located within San Francisco. The Guidelines were updated by the Commission in 2003 and again in 2012, requiring community outreach, notification, and detailed information about the facilities to be installed.

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

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

Section 8.1 of the WTS Siting Guidelines further stipulates that the Planning Commission will not approve WTS applications for Preference 5 or below Location Sites unless the application describes (a) what publicly-used building, co-location site or other Preferred Location Sites are located within the geographic service area; (b) what good faith efforts and measures were taken to secure these more Preferred Locations, (c) explains why such efforts were unsuccessful; and (d) demonstrates that the location for the site is essential to meet demands in the geographic service area and the Applicant's citywide networks.

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, an independent evaluation verifying coverage and capacity, a submittal checklist and details about the facilities to be installed.

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

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of zoning districts and building uses for the siting of wireless telecommunications facilities. Under the *Guidelines*, the Project is a Location Preference Number 4 Site (Preferred Location), as the site involves a Wholly Commercial Building (hotel).

   Though not required by the WTS Guidelines, The Project Sponsor submitted an Alternative Site Analysis, which was evaluated by staff, and described the lack of available and feasible sites considered Preference 1, 2, or 3 locations.

7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless facility is necessary to address coverage and capacity gaps, as the existing AT&T Mobility micro-facility (dual omni "whip" roof-mounted antennas approximately 100 feet away at 2633 Lombard Street) is not able to provide sufficient coverage for voice services or meet network demands for 4G LTE data services. The network would operate in the 700 – 2,170 Megahertz (MHZ) bands, which are regulated by the Federal Communications Commission (FCC) and must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.

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

9. **Department of Public Health Review and Approval.** The proposed project was referred to the Department of Public Health (DPH) for emissions exposure analysis. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There are no

antennas at the project site, however there is a micro WTS facility operated by AT&T Mobility, which is approximately 100 feet away.

AT&T Mobility proposes to install eight (8) panel antennas at the Project Site. The antennas will be mounted at a height of approximately 27 feet above the ground. The estimated ambient RF field from the proposed AT&T Mobility transmitters at ground level is calculated to be 0.028 mW/sq. cm., which is 4.9% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 50 feet and does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish, and Chinese. Workers should not have access to the area (15 feet) directly in front of the antenna while it is in operation.

10. **Coverage and Capacity Verification.** The maps, data, and conclusion provided by AT&T to demonstrate need for coverage and capacity have been confirmed by Hammett & Edison, an engineering consultant and independent third party to accurately represent the carrier's present and post-installation conclusions.

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

12. **Community Outreach.** Per the *Guidelines*, the Project Sponsor held a Community Outreach Meeting for the proposed project. The applicant held a community meeting at 7:00 p.m. on June 27, 2012, at the Moscone Recreation Center, located at 1800 Chestnut Street. Four community members attended the meeting. Two of the members raised concerns regarding health effects of RF energy from the facility, while the other two expressed favor in better wireless service. Members also discussed two facility design options and expressed an interest in the current design.

13. **Five-year plan:** Per the *Guidelines*, the Project Sponsor submitted an updated five-year plan, as required, in April 2013.

14. **Public Comment.** As of September 12, 2013, the Department has received no public comment on the proposed project.

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

    A. **Use.** Per Planning Code Section 712.83, a Conditional Use authorization is required for the installation of Commercial Wireless Transmitting, Receiving or Relay Facility.

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

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

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

The proposed project at 1 Richardson Avenue is generally desirable and compatible with the surrounding neighborhood because the Project will not conflict with the existing uses of the property and will be designed to be compatible with the surrounding nature of the vicinity. 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 the Project site or adjacent buildings, insure harmony with the existing neighborhood character and promote public safety. The Project has been reviewed and determined to not cause the removal or alteration of any significant architectural features of the subject building.

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

Coverage: San Francisco does have sufficient overall wireless coverage (note that this is separate from carrier capacity). San Francisco's unique coverage issues are due to topography and building heights. The hills and buildings disrupt lines of site between WTS base stations. Thus, telecommunication carriers continue to 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 provide proper data and voice capacity. It is necessary for San Francisco, as a leader in technology, to have adequate capacity.

The proposed project at 1 Richardson Avenue is necessary in order to achieve sufficient street and in-building mobile phone coverage and data capacity. Recent drive tests in the subject area conducted by the AT&T Mobility Radio Frequency Engineering Team

provide that the subject property is the most viable location, based on factors including quality of coverage and aesthetics.

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

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

The 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.

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

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

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

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

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

Two of the antennas would be housed in faux vent pipes which are sized and positioned in such a manner as to not appear out of character when compared to vent pipes in the surrounding neighborhood. The remaining six antennas would be placed in a faux penthouse which would appear to mimic an addition to the hotel. The proposed antennas, screening elements, and equipment will not affect landscaping, open space, parking, lighting or signage at the Project site or surrounding area.

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

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

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

The Project is consisted with the purpose of Neighborhood Commercial district in that the intended use is located on an existing building and would not alter the overall character of the building or surrounding area. Furthermore, the facility would not impact the primary use of the building, an operating hotel.

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

HOUSING ELEMENT

BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE

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

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

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

The Project will improve AT&T Mobility's coverage and capacity along a commercial corridor within the Marina (Lombard Street, also Interstate 101) and surrounding residential, commercial and recreational areas along a primary transportation route 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 antennas would be adequately concealed to reduce their visual impact, thereby minimizing the possibility of introducing new elements considered distracting or cluttering. The height and bulk of the proposed faux vent pipes or penthouse will not appear distracting nor create a cluttered visual aesthetic for the subject building or surrounding neighborhood.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

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

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

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

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

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

Policy 1:
Seek to retain existing commercial and industrial activity and to attract new such activity to the city.
Policy 3:
Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

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

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

Policy 1:

Maintain and enhance a favorable business climate in the City.

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

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

VISITOR TRADE

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

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

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

COMMUNITY SAFETY ELEMENT

Objectives and Policies

OBJECTIVE 3:
ENSURE THE PROTECTION OF LIFE AND PROPERTY FROM THE EFFECTS OF FIRE OR NATURAL DISASTER THROUGH ADEQUATE EMERGENCY OPERATIONS PREPARATION.
Policy 1:
Maintain a local agency for the provision of emergency services to meet the needs of San Francisco.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

G. That landmarks and historic buildings be preserved.

The subject site is not a landmark building, nor is the site located in a designated historic district. However, the building is considered a Potential Historic Resource. The project would feature screening elements visible from select locations along adjacent public rights of way. However the placement and design of the screening structures would not obscure or detract from other potentially significant buildings or views within the Marina Neighborhood or the Lombard Street corridor.

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.

19. 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.

20. 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 712.83 and 303 to install up to eight (8) screened panel antennas on the roof, and associated equipment cabinets in a ground floor room of the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 4 (Preferred Location, Wholly Commercial Structure) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District, a Scenic Street Special Sign District, and 40-X Height and Bulk District, and subject to the conditions of approval attached hereto as **Exhibit A**; and in and in general conformance with the plans, dated March 5, 2013, and stamped "Exhibit B."

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 **September 19, 2013**.

JONAS P. IONIN
Acting Commission Secretary

AYES
NAYS:

ABSENT:

ADOPTED: September 19, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 712.83 and 303 to install up to eight (8) screened panel antennas on the roof, and associated equipment cabinets in a ground floor room of the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 4 (Preferred Location, Wholly Commercial Structure) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District, a Scenic Street Special Sign District, and 40-X Height and Bulk District; and in and in general conformance with the plans, dated March 5, 2013, and stamped "Exhibit B."

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 **September 19, 2013** 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 415-575-6378, 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. Antennas attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and
   i. Although co location of various companies' facilities may be desirable, a maximum number of antennas and back up facilities on the Project Site shall be established, on a case by case basis, such that "antennae farms" or similar visual intrusions for the site and area is not created.

   For information about compliance, contact the Case Planner, Planning Department at 415-575-6378, 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 antennas and equipment that has been out of service or otherwise abandoned for a continuous period of six months.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

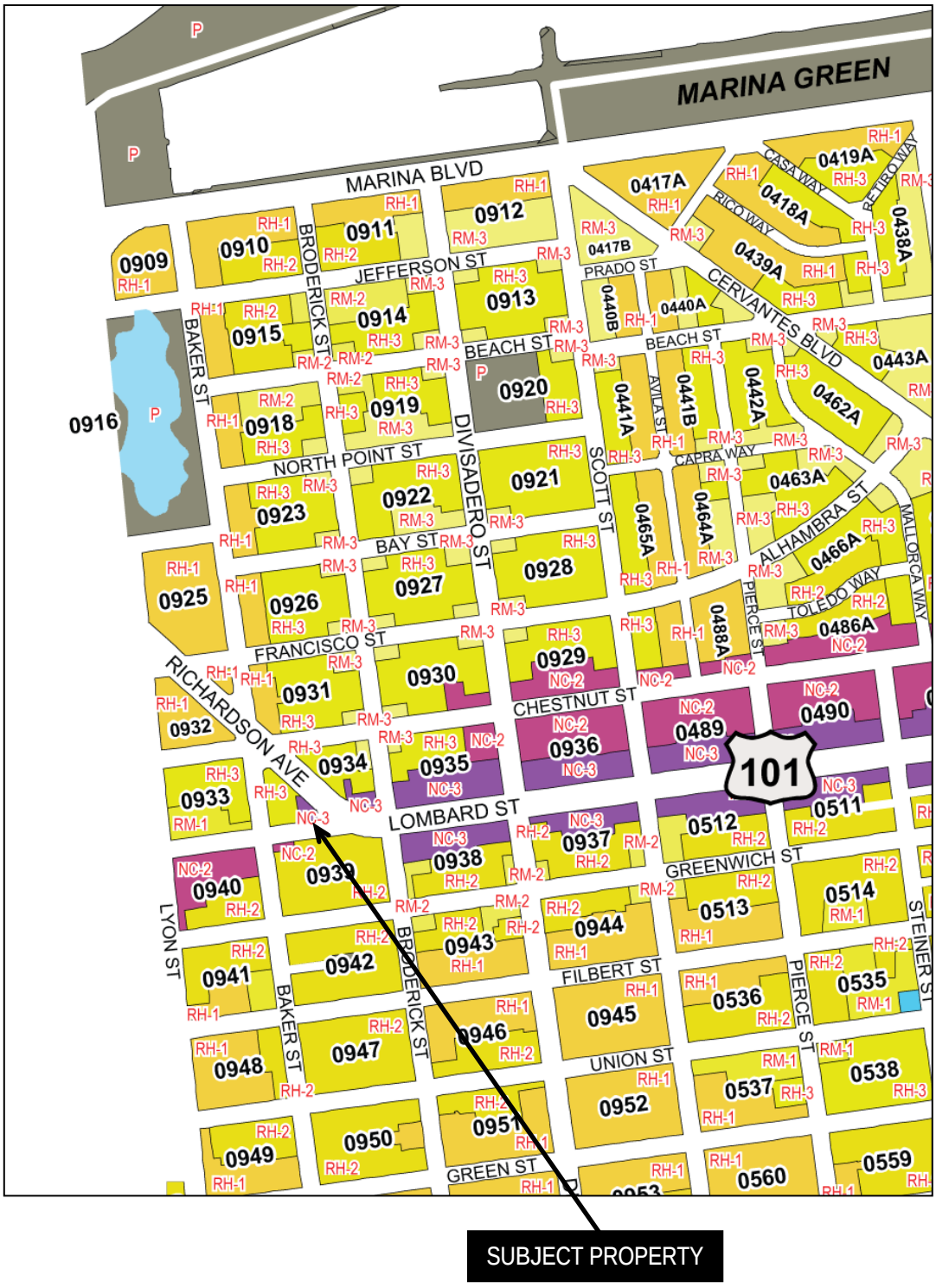
17. **Noise and Heat – WTS**. The WTS facility, including power source and cooling facility, shall be operated at all times within the limits of the San Francisco Noise Control Ordinance. The WTS facility, including power source and any heating/cooling facility, shall not be operated so as to cause the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

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

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

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

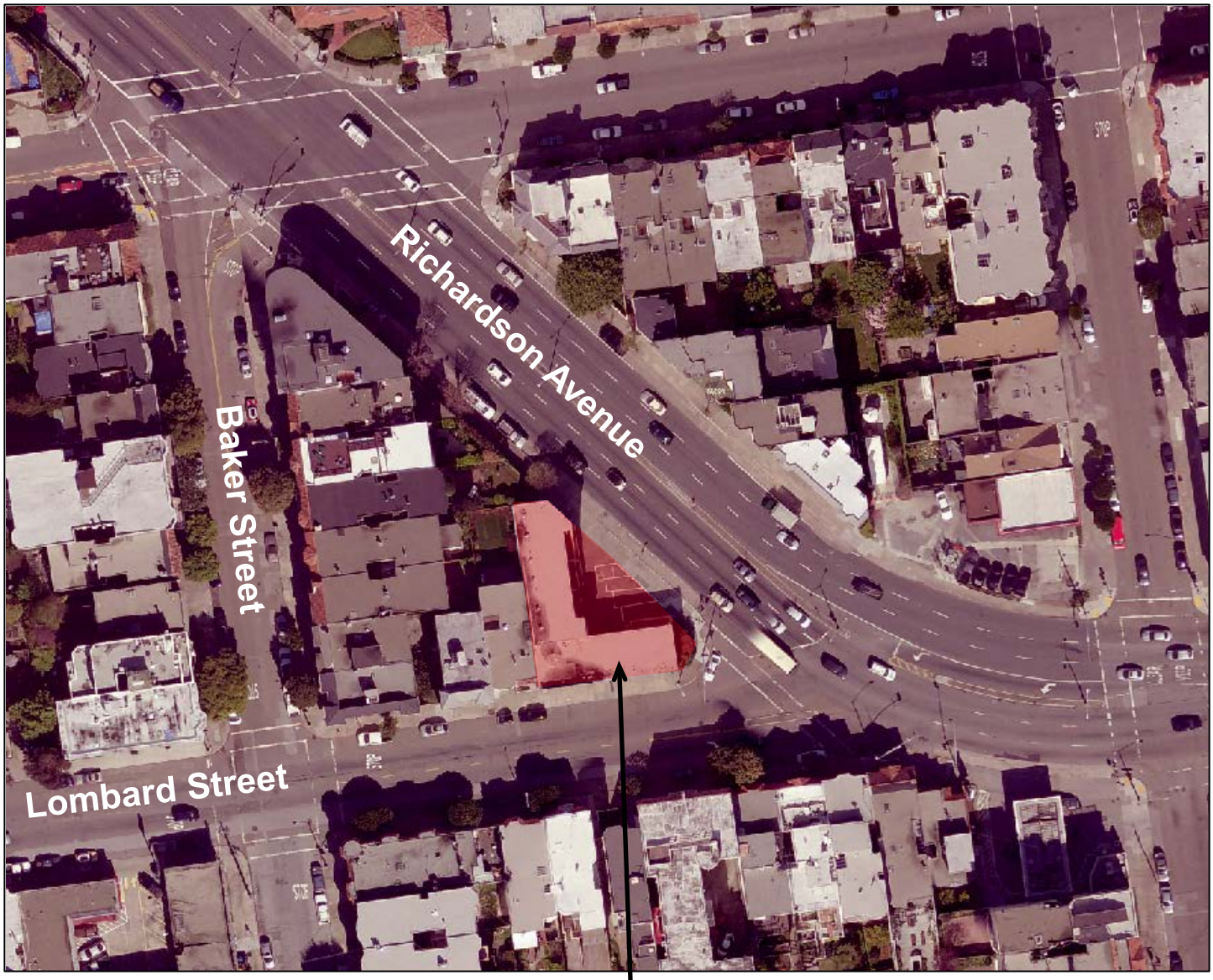
Zoning Map



Case Number 2011.0564C
AT&T Mobility Macro WTS Facility
1 Richardson Avenue

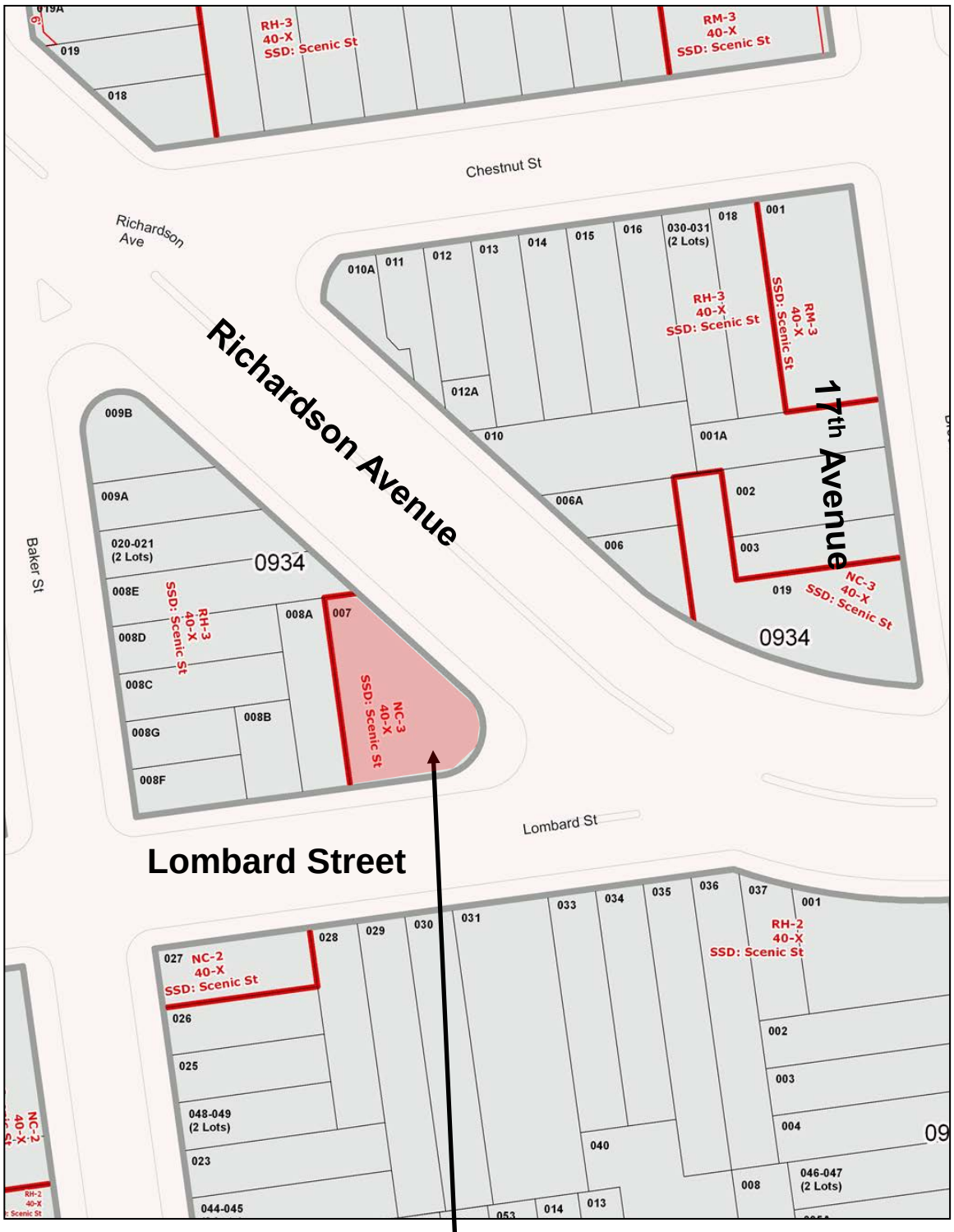
SAN FRANCISCO
PLANNING DEPARTMENT

Aerial Photo



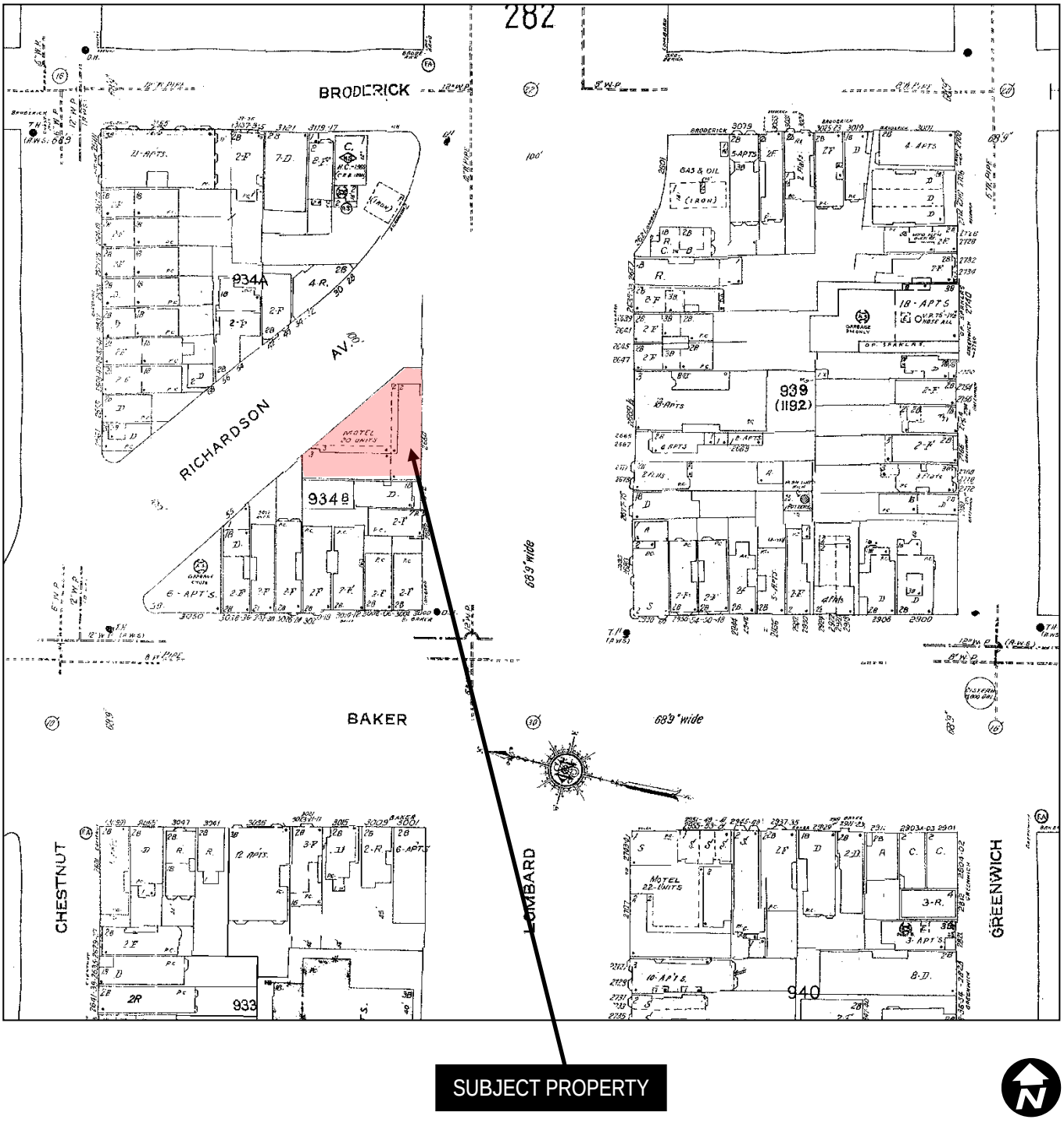
Case Number 2011.0564C
AT&T Mobility Macro WTS Facility
1 Richardson Avenue

Parcel Map



Case Number 2011.0564C
AT&T Mobility Macro WTS Facility
1 Richardson Avenue

Sanborn Map*



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

Case Number 2011.0564C
AT&T Mobility Macro WTS Facility
1 Richardson Avenue

I. Scale of Locale – Contextual Photographs

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

View looking west down Lombard Street at the northerly blockface from Richardson Avenue

View looking west down Lombard Street at the southerly blockface from Richardson Avenue

View looking east down Lombard Street at the southerly blockface from Richardson Avenue

View looking east down Lombard Street at the northerly blockface from Richardson Avenue

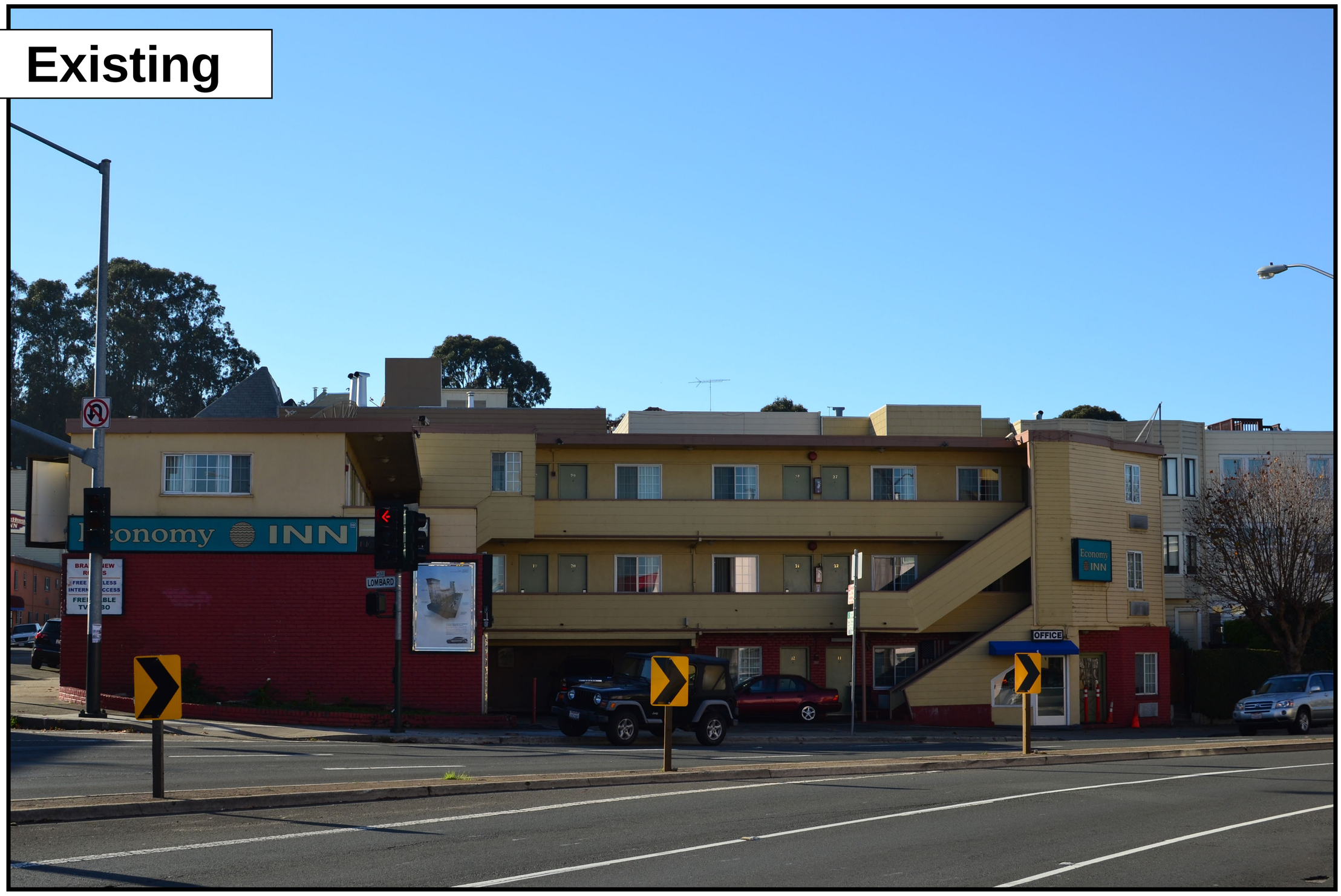
View looking northwest down Richardson Avenue at the northerly blockface from Lombard Street

View looking northwest down Richardson Avenue at the southerly blockface from Lombard Street

View looking north on Baker Street at the westerly blockface from Lombard Street

View looking north on Baker Street at the easterly blockface from Lombard Street

Existing



Proposed

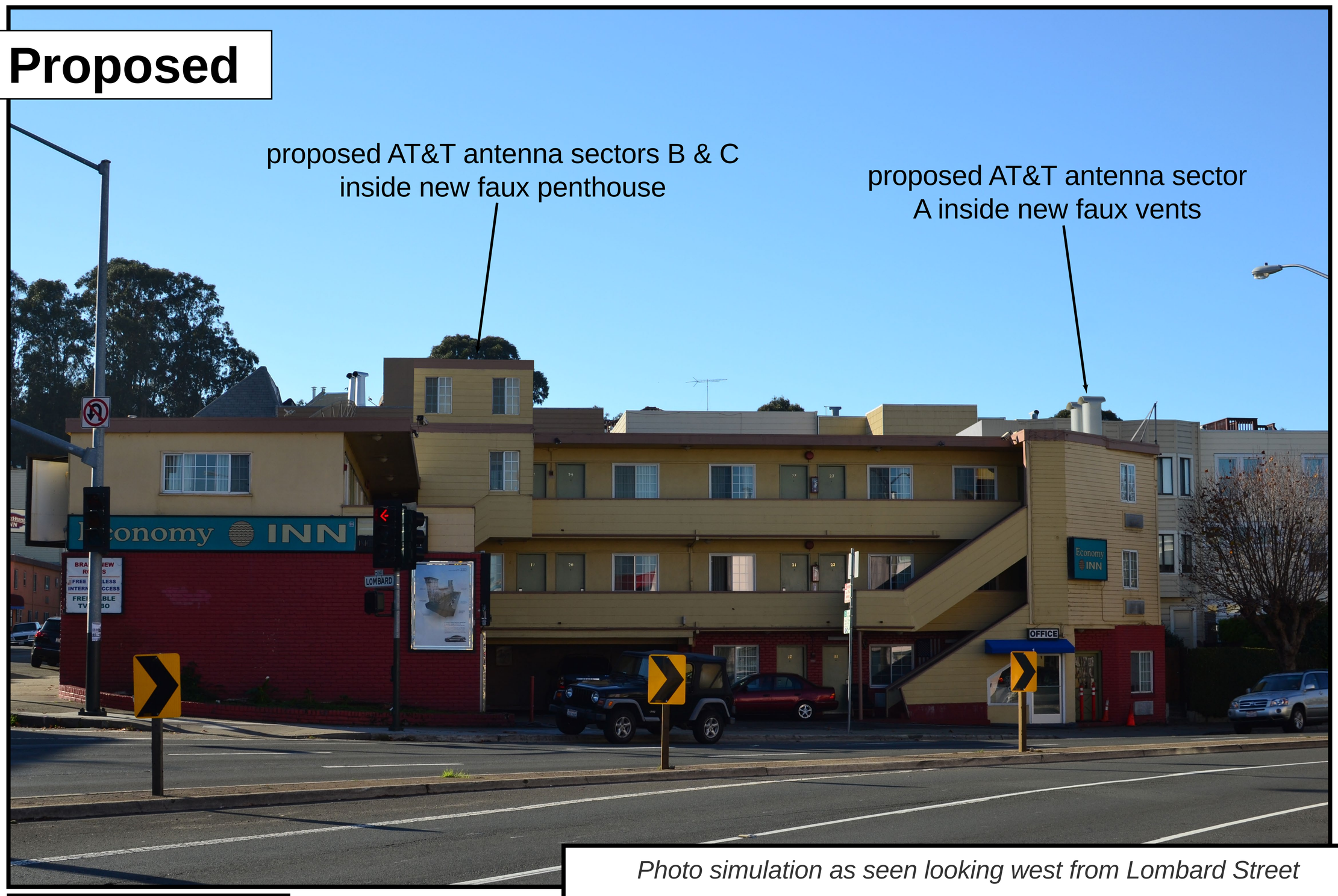


Photo simulation as seen looking west from Lombard Street

Prepared by: **03.04.2013**
WW Design & Consulting, Inc.
1654 Candelero Court
Walnut Creek, CA 94598
www.photosims.com

at&t

CN5526 Economy Inn
1 Richardson Avenue, San Francisco, CA 94123

Existing

Proposed

Photo simulation as seen looking south from Richardson Avenue

Prepared by: **03.04.2013**
WW Design & Consulting, Inc.
1654 Candelero Court
Walnut Creek, CA 94598
www.photosims.com

at&t

CN5526 Economy Inn
1 Richardson Avenue, San Francisco, CA 94123

Existing

Proposed

Photo simulation as seen looking southwest from Richardson Avenue

Prepared by: **03.04.2013**
WW Design & Consulting, Inc.
1654 Candelero Court
Walnut Creek, CA 94598
www.photosims.com

at&t

CN5526 Economy Inn
1 Richardson Avenue, San Francisco, CA 94123

AT&T Mobility • Proposed Base Station (Site No. CN5526)
1 Richardson Avenue • San Francisco, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CN5526) proposed to be located at 1 Richardson Avenue in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Background

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

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm^2	1.00 mW/cm^2
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

The site was visited by Mr. David Kelly, a qualified field technician employed by Hammett & Edison, Inc., during normal business hours on July 11, 2013, a non-holiday weekday, and reference has been made to information provided by AT&T, including zoning drawings by Streamline Engineering and Design, Inc., dated March 5, 2013.

Checklist

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

There were observed no wireless base stations installed at the site. Existing RF levels for a person at ground near the site were less than 1% of the most restrictive public exposure limit. The measurement equipment used was a Wandel & Goltermann Type EMR-300 Radiation Meter with Type 18 Isotropic Electric Field Probe (Serial No. F-0034). The meter and probe were under current calibration by the manufacturer.

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, although there were observed two omnidirectional antennas located on a building across Lombard Street, at least 150 feet away.

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 eight Andrew directional panel antennas – five Model SBNH-1D6565A and three Model TBXLHB-6565A-R2M – above the roof of the three-story Economy Inn located at 1 Richardson Avenue. Two antennas (one of each type) would be installed within individual cylindrical enclosures above the north end of the roof and the other antennas would be installed in identical groups of three within a new view screen enclosure above the center of the roof. The antennas would be mounted with up to 2° downtilt at an effective height of about 27½ feet above ground, 3½ feet above the roof, and would be oriented toward 90°T, 175°T, and 340°T.

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

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

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

The maximum effective radiated power proposed by AT&T in any direction is 5,170 watts, representing simultaneous operation at 3,410 watts for PCS, 1,000 watts for cellular, and 760 watts for 700 MHz service.

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

The drawings show the proposed antennas to be installed as described in Item 4 above. There were noted buildings of similar height nearby, located at least 90 feet from the proposed antennas.

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

For a person anywhere at ground, the maximum RF exposure level due to the proposed AT&T operation is calculated to be 0.028 mW/cm^2, which is 4.9% of the applicable public exposure limit. Ambient RF levels at ground level near the site are therefore estimated to be below 5.9% of the limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 50 feet out from the antenna faces and to much lesser distances above, below, and to the sides; this includes areas on the roof of the building but does not reach any publicly accessible areas.

9. Describe proposed signage at site.

Due to their mounting locations, the AT&T antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, no access within 15 feet directly in front of the antennas themselves, such as might occur during maintenance work on the roof, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Marking "Prohibited Access Areas" with red paint stripes and "Worker Notification Areas" with yellow paint stripes on the roof of the building in front of the antennas, as shown in Figure 1 attached, and posting explanatory warning signs* at the roof access ladder and at the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

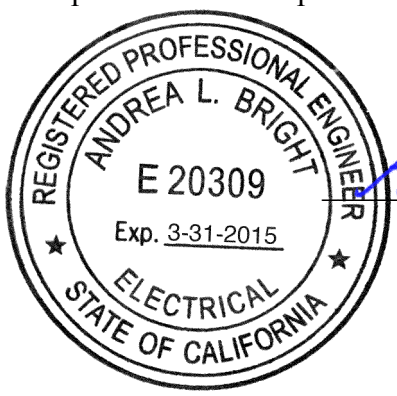
10. Statement of authorship.

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-20309, which expires on March 31, 2015. This work has been carried out under her direction, and all statements are true and correct of her own knowledge except, where noted, when data has been supplied by others, which data she believes to be correct.

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

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by AT&T Mobility at 1 Richardson Avenue in San Francisco, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Marking roof areas and posting explanatory signs is recommended to establish compliance with occupational exposure limitations.

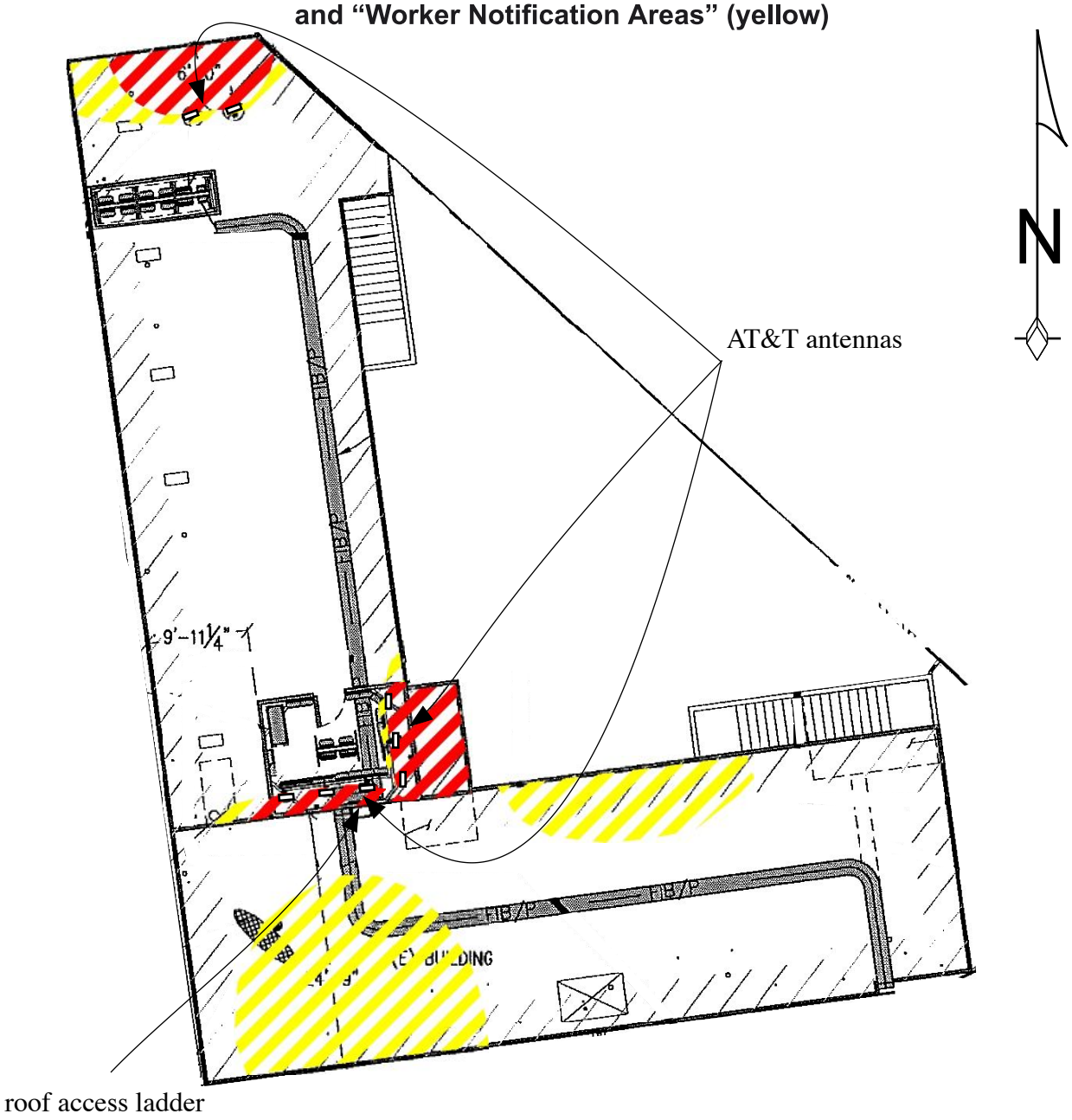


Andrea L. Bright, P.E.
707/996-5200

July 15, 2013

AT&T Mobility • Proposed Base Station (Site No. CN5526)
1 Richardson Avenue • San Francisco, California

Suggested Minimum Locations for Striping to Identify "Prohibited Access Areas" (red) and "Worker Notification Areas" (yellow)



Notes:
Base drawing from Streamline Engineering and Design, Inc., dated March 5, 2013.
"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 at the roof access ladder and at the antennas, readily visible to authorized workers needing access. See text.

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

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

Review of Cellular Antenna Site Proposals

Project Sponsor : *AT&T Wireless* **Planner:** *Omar Masry*

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

Project Address/Location: *1 Richardson Ave*

Site ID: *1414* **SiteNo.:** *CN5526*

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

X 1. The location of all existing antennas and facilities. Existing RF levels. (WTS-FSG, Section 11, 2b)

☐ Existing Antennas No Existing Antennas: **0**

X 2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from the approved antennas. (WTS-FSG Section 11, 2b)

◉ **Yes** ○ **No**

X 3. The number and types of WTS within 100 feet of the proposed site and provide estimates of cumulative EMR emissions at the proposed site. (WTS-FSG, Section 10.5.2)

◉ **Yes** ○ **No**

X 4. Location (and number) of the Applicant's antennas and back-up facilities per building and number and location of other telecommunication facilities on the property (WTS-FSG, Section 10.4.1a)

X 5. Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to the application (WTS-FSG, Section 10.4.1c)

Maximum Power Rating: **5170** 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: **5170** watts.

X 7. Preferred method of attachment of proposed antenna (roof, wall mounted, monopole) with plot or roof plan. Show directionality of antennas. Indicate height above roof level. Discuss nearby inhabited buildings (particularly in direction of antennas) (WTS-FSG, Section 10.41d)

X 8. Report estimated ambient radio frequency fields for the proposed site (identify the three-dimensional perimeter where the FCC standards are exceeded.) (WTS-FSG, Section 10.5) State FCC standard utilized and power density exposure level (i.e. 1986 NCRP, 200 $\mu w/cm^2$)

Maximum RF Exposure: **0.028** mW/cm^2 Maximum RF Exposure Percent: **4.9**

X 9. Signage at the facility identifying all WTS equipment and safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards. (WTS-FSG, Section 10.9.2). Discuss signage for those who speak languages other than English.

☑ Public_Exclusion_Area Public Exclusion In Feet: **50**

☑ Occupational_Exclusion_Area Occupational Exclusion In Feet: **15**

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 no antennas currently operated by AT&T Wireless installed on the roof top of the building at 1 Richardson Avenue. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. AT&T Wireless proposes to install 8 new antennas. The antennas will be mounted at a height of about 27 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.028 mW/sq cm., which is 4.9 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 50 feet and includes portions of the rooftop areas. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Workers should not have access to within 15 feet of the front of the antennas while they are in operation. Prohibited access areas should be marked with red striping on the roof and worker notification zones with yellow striping.

___ **Not Approved**, additional information required.

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

1 Hours spent reviewing

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

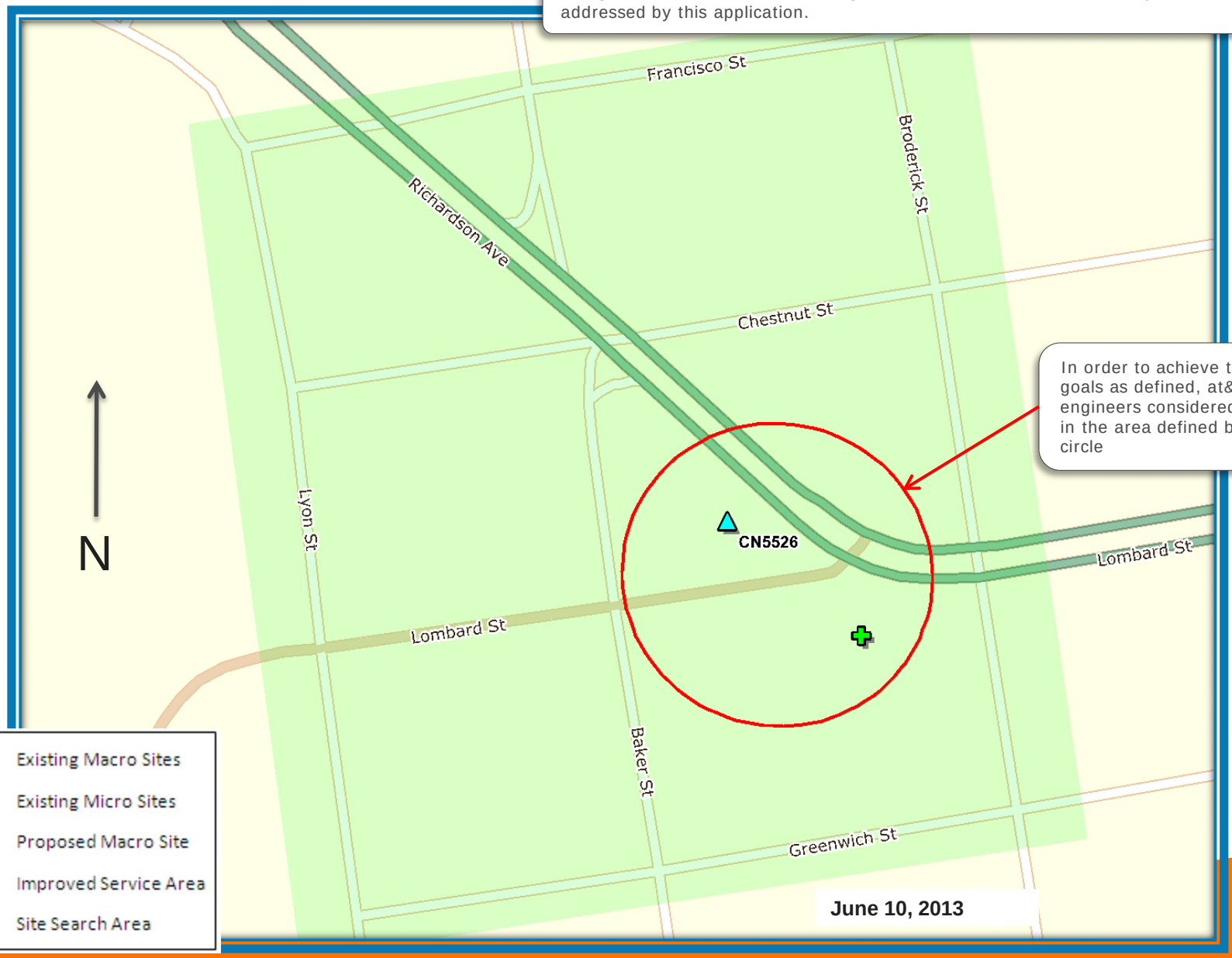
Signed:  Dated: 7/16/2013

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

Service Improvement Objective (CN5526)

1 Richardson Avenue

The green shaded area shows the general area for wireless service improvements addressed by this application.



In order to achieve the service goals as defined, at&t network engineers considered site locations in the area defined by the red circle

June 10, 2013

at&t

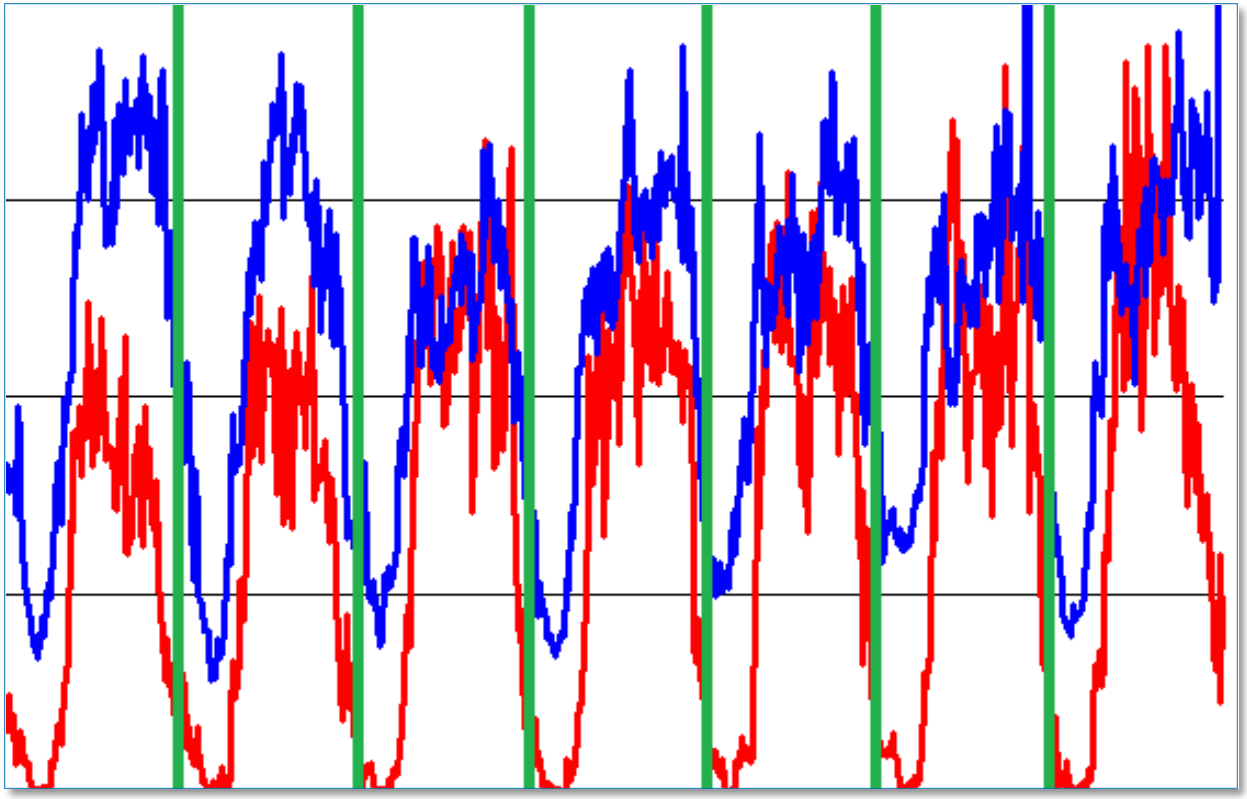
Exhibit 2 - Proposed Site at 1 Richardson (CN5526)

Service Area BEFORE site is constructed

Exhibit 3 - Current 7-Day Traffic Profile for the Location of CN5526

Data Traffic

Voice Traffic



Saturday

Friday

Exhibit 3 - Current 24-Hour Traffic Profile for the Location of CN5526

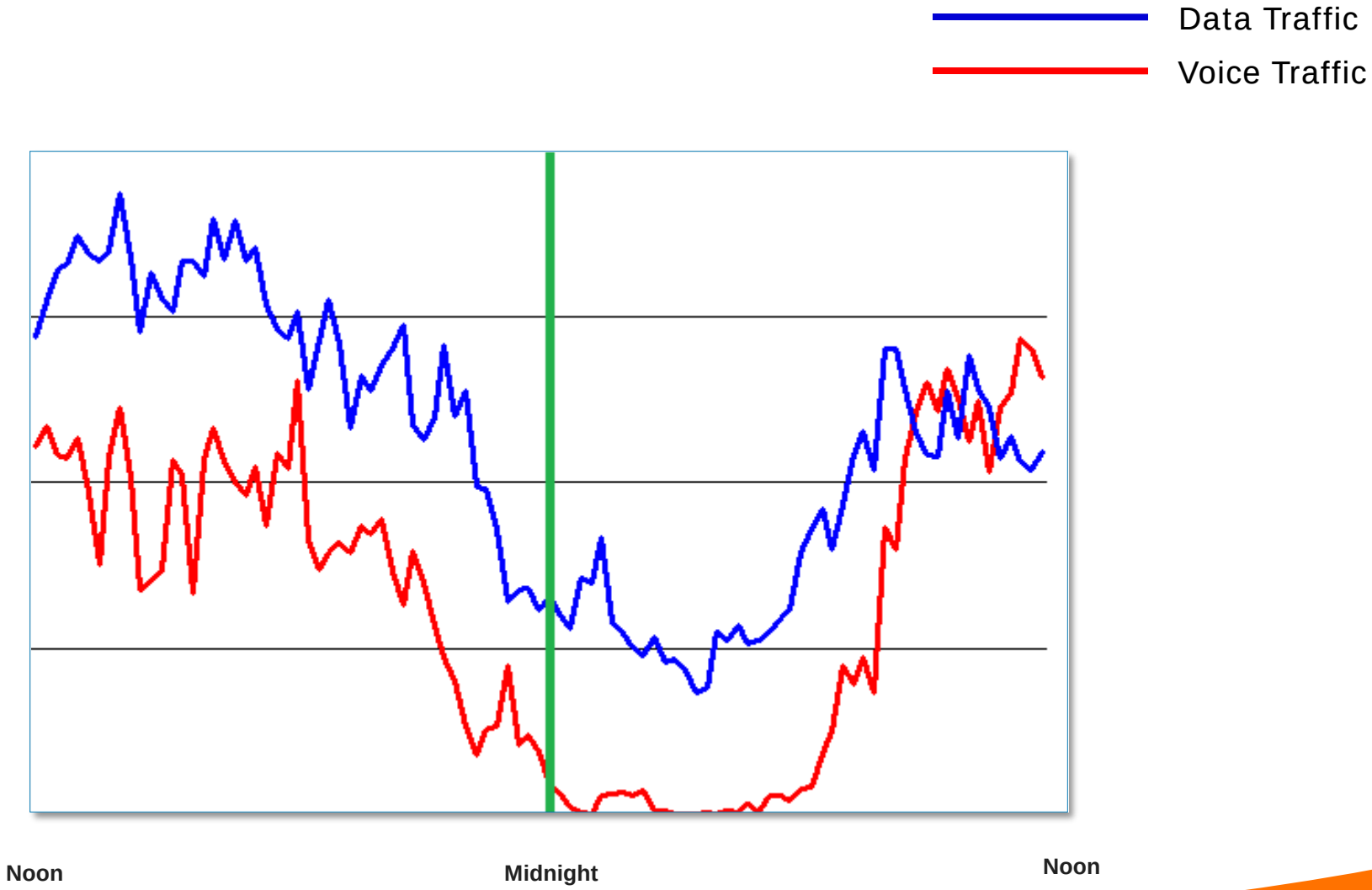


Exhibit 4 - Proposed Site at 1 Richardson (CN5526)

Service Area AFTER site is constructed

Exhibit 5 - Proposed Site at 1 Richardson (CN5526)

4G LTE Service Area BEFORE site is constructed

Exhibit 6 - Proposed Site at 1 Richardson (CN5526)

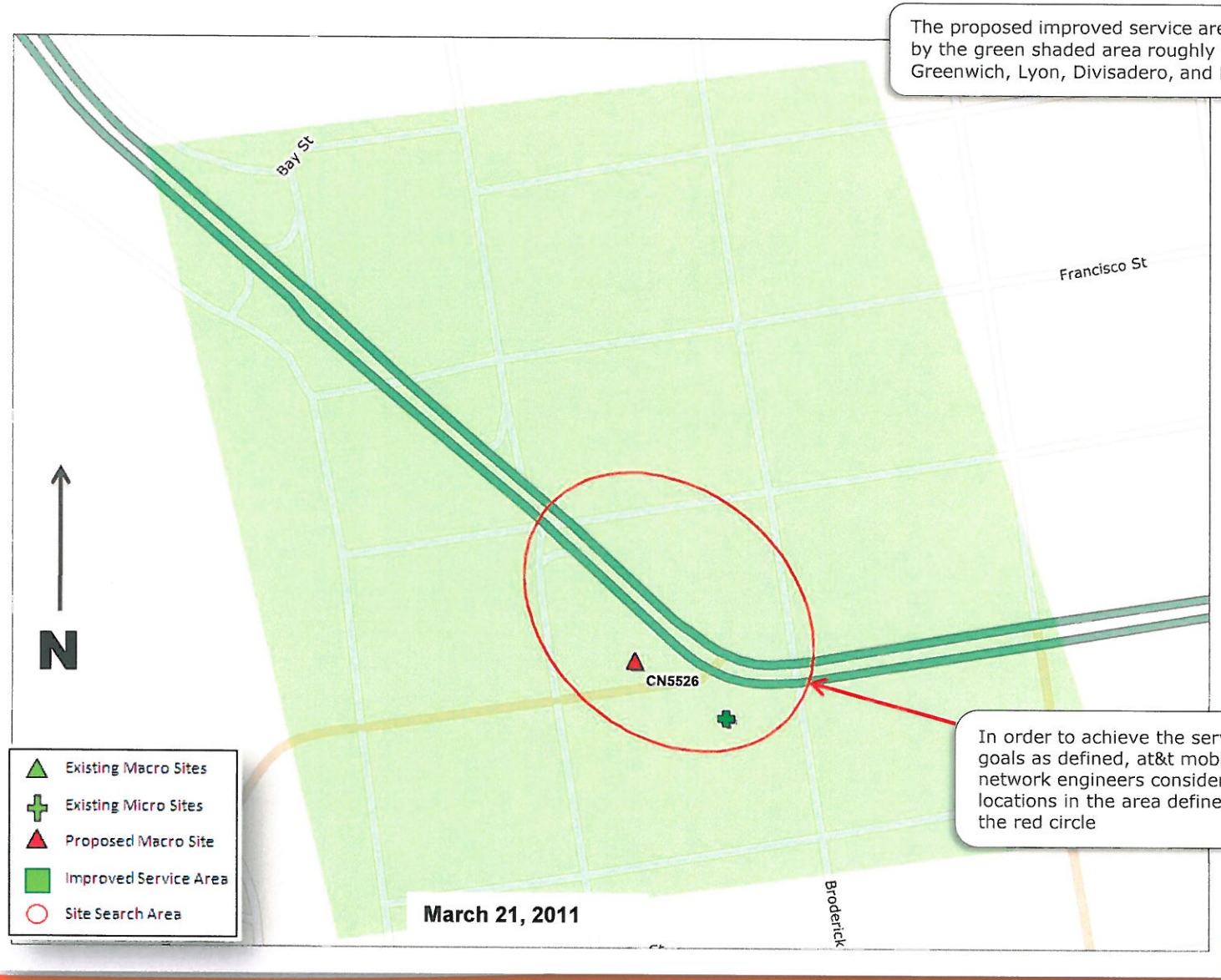
4G LTE Service Area AFTER site is constructed

Existing Surrounding Sites at 1 Richardson

CN5526

Service Improvement Objective (CN5526)

1 Richardson Ave



C. Location Preference

Location Preference
According to the City and County of San Francisco's Wireless Telecommunications Services Facilities Siting Guidelines, dated August 15, 1996, the subject facility is considered to be a Preference 4 location.

Preference Level 4 locations are defined as follows: *Industrial or Commercial Structures. Wholly industrial or commercial structures within RC-3, RC-4, NC-2, NC-3 and NC-S Districts, or other districts not otherwise noted below, such as retail stores, supermarkets, banks and garages. No removal of existing visual obstructions will be required for location on structures within Location Preference 4.*

Site Justification
The subject property is occupied by a three-story commercial motel within the NC-3 (Moderate Scale Neighborhood Commercial) district located on the southern side of the defined search area provided by the AT&T Mobility network engineers. As a Preference 4 Preferred location, the subject site is the least intrusive means by which AT&T Mobility can close the existing significant service coverage gap. The improved signal quality and capacity for the proposed geographic service area are shown on the attached service maps.

The subject property is in the NC-3 zoning district which extends down Lombard Street toward the east to Van Ness Avenue. The majority of the buildings in this zoning district are three story, mixed residential and commercial use buildings and three to four story wholly commercial use buildings. The subject property abuts the RH-3 (Residential, House – Three Family) zoning district to the north and west. The buildings in this area are three to four story wholly residential use buildings. The zoning district to the south is the RH-2 (Residential, House – Two Family) and consists of two to three story wholly residential use buildings.

The proposed facility would provide the desired service as it is on the southwest corner of Lombard Street and Richardson Avenue. The location and height of the subject building provides an unobstructed line-of-sight to the proposed service coverage area. The proposed antennas would screened behind radio frequency transparent screens designed to resemble vent pipes, located on the roof of the existing building so that the antennas are completely screened from public view. The associated equipment cabinets are to be located in a storage room on the ground floor of the subject building and not visible from public view. Please refer to attached photo simulations for a visual depiction of the proposed facility.

Alternative Locations Evaluated

In order to achieve the service goals as previously defined, AT&T Mobility network engineers considered site locations in the area defined by the search ring in the previously attached "Service Improvement Objective" map. The area within the search ring is primarily comprised of commercial and residential buildings. Given the height of the subject building and line-of-sight as described above, the subject building and nearby uses are compatible with the proposed facility. Below are alternative locations evaluated by the AT&T Mobility network engineers and site acquisition team.

Alternative Site Location #1
2505 Lombard Street

The building at 2505 Lombard Street is a wholly commercial building in an NC-3 zoning district, a Preference 4 Location according to the WTS Guidelines. AT&T Mobility contacted the property owner in November 2010, however they were not interested in leasing space for a wireless facility. Therefore, it was determined that this building was not a viable candidate within the defined search area.

Alternative Site Location #2
2599 Lombard Street

The building at 2599 Lombard Street is a wholly commercial building in the NC-3 district, a Preference 4 Location according to the WTS Guidelines. A roof-mounted facility at this location would need to extend over the 5 foot parapet, requiring approximately a 10-15 foot height increase to the building. A structure of this size would not be consistent with the mass, scale and design of the building. In addition, the structure would also directly obstruct the windows on the building immediately to the south. However, the Proposed Location at 1 Richardson Avenue would provide minimal visual impacts to the existing building and surrounding neighborhood as the proposed facility would only increase the height approximately 5 ½ feet. Therefore, it was determined that this building was not the most suitable candidate within the defined search area.

NOTICE OF COMMUNITY OUTREACH MEETING ON A WIRELESS COMMUNICATION FACILITY PROPOSED IN YOUR NEIGHBORHOOD

To: Neighborhood Groups and Neighbors & Owners within 500' radius of 1 Richardson Avenue

Meeting Information
Date: Wednesday, June 27, 2012
Time: 7:00 -8:30 p.m
Where: Moscone Recreation Center
1800 Chestnut
San Francisco, CA 94123

Site Information
Address: 1 Richardson Avenue
Block/Lot: 0934/007
Zoning: NC-3

Applicant
AT&T Mobility

Contact Information
AT&T Mobility Hotline
(415) 646-0972

AT&T Mobility is proposing a wireless communication facility at 1 Richardson Avenue 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. The antennas will be mounted to the roof of the existing commercial building. The associated equipment would be located in a room on the ground floor, not visible from the public right of-way. Plans and photo simulations will be available for your review at the meeting. You are invited to attend an informational community meeting located at Moscone Recreation Center, 1800 Chestnut on Wednesday, June 27, 2012 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 the San Francisco Planning Department at (415) 558-6378 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 Friday, June 22, 2012 and we will make every effort to provide you with an interpreter.

NOTIFICACIÓN DE REUNIÓN DE ALCANCE COMUNITARIO SOBRE UNA INSTALACIÓN DE COMUNICACIONES INALÁMBRICAS PROPUESTA PARA SU VECINDARIO

Para: Grupos del vecindario, vecinos y propietarios dentro de un radio de 500' de 1 Richardson Avenue

Información de la reunión
Fecha: Miércoles 27 de junio de 2012
Hora: 7:00 -8:30 p.m.
Dónde: Moscone Recreation Center
1800 Chestnut
San Francisco, CA 94123

Información del lugar
Dirección: 1 Richardson Avenue
Cuadra/Lote: 0934/007
Zonificación: NC-3

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 1 Richardson Avenue 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. Las antenas se montarán en el techo de un edificio comercial/residencial. El equipo asociado será colocado dentro de una habitación en la planta baja, y no estará visible al público que pase por el lugar. 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 Moscone Recreation Center, 1800 Chestnut el miércoles 27 de junio de 2012 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 al Departamento de Planificación de San Francisco al (415) 558-6378 si tiene alguna pregunta relaciona da 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 día viernes 22 de junio de 2012 antes de las 5:00 p.m., y haremos todos lo posible para proporcionarle un intérprete.

關於計畫在您所在街區安裝一座無線通信設施的社區資訊通報會通知

致：理查森大街 1 號周圍方圓五百英尺內的居民組織、居民和業主

會議資訊資訊
日期： 2012 年 6 月 27 日（星期三）
時間： 下午 7:00-8:30
地點： 加利福尼亞州三藩市Chestnut大街1800號Moscone娛樂中心（郵遞區號94123）

設施地點資訊
地址：理查森大街 1 號
街區/地段：0934/007
分區：NC-3

申請公司
AT&T Mobility

聯繫資訊
AT&T Mobility公司熱線電話

AT&T Mobility 公司計畫在理查森大街 1 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 站為無人操作設施，需要安裝九(9) 根平板天線。這些天線將被放置在現有建築的屋頂上。 相關設備將被放置在底層的一個房間內，公眾從外面馬路上看不到這些天線。 我們在會上將提供計畫書和類比圖片供您參考。我們誠邀您參加定於 2012 年 6 月 27 日（星期三）下午 7:00 在 Chestnut 大街 1800 號 Moscone 娛樂中心召開的社區資訊通報會，以便您瞭解有關本專案的更多資訊。

如果您對該計畫有任何疑問，但是無法出席這次會議，請撥打AT&T Mobility公司熱線電話(415) 646-0972，AT&T Mobility公司的一位專業人員將會回復您的電話。如果您對本規劃程式有任何疑問，請致電 (415) 558-6378與三藩市城市規劃局聯繫。

注意:如果您需要一名翻譯陪同您出席會議，請在不晚於 2012 年 6 月 22 日（星期五）下午 5 點前致電 (415) 646-0972 與本辦公室聯繫，我們將盡力為

(415) 646-0972	**您配備一名翻譯。**

Affidavit of Conducting a Community Outreach Meeting

I, Carolyn Barry, do hereby declare as follows:
(print name)

1. I have conducted a **Community Outreach Meeting** for the proposed wireless telecommunication facility in accordance with Planning Commission Resolution No. 16539.

2. The meeting was conducted at the Moscone Recreation Center, 1800 Chestnut (location/address) on June 27, 2012 (date) from 7pm – 8:30 pm (time).

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

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

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

EXECUTED ON THIS DAY, 6/29/12 IN SAN FRANCISCO

Carolyn Barry
Signature

Carolyn Barry, KDI
Name (type or print)

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

1 Richardson Avenue
Project Address

at&t

Economy Inn Community Meeting
June 27, 2012

Name	Address	Phone/Email
Jean Caramatti	2636 Chestnut St 94123	JeanCaramatti@comcast.net
[illegible]	3135 BRODERICK 94123	ALMILI@PACBELL.NET
John Grasso	2556 Chestnut St 94123	jrgrasso@yahoo.com
Marilyn Hughes	2770 LOMBARD #103 94123	

kdi LAND USE PLANNING

June 29, 2012

Michelle Stahlhut, Planner
San Francisco Department of Planning
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: Community Meeting for proposed AT&T Mobility facility at 1 Richardson Avenue

Dear Ms. Stahlhut,

On June 27, 2012, AT&T Mobility conducted a community outreach meeting regarding the proposed wireless facility at 1 Richardson Avenue (2011.0564C). The meeting was held at the Moscone Recreation Center at 1800 Chestnut from 7-8:30 pm. Notification of the outreach meeting was sent out on June13, 2012 to 784 owners and tenants and 17 Neighborhood Groups within 500 feet of the proposed installation.

Corey Alvin conducted the meeting for AT&T Mobility as the project sponsor, along with Luis Cuadra with BergDavis Public Affairs, and Raj Mathur, a radio-frequency engineer with Hammett and Edison, Inc. who was there to answer any questions regarding the EMF emissions from the proposed wireless facility. There were approximately four (4) members of the community who attended the meeting. Mr. Alvin started the meeting by introducing the team and reviewing the general process of the Planning Department. Two designs of the proposed facility were presented, one design had two faux penthouses and one design had one faux penthouse and one sector enclosed in faux vent pipes. In general, the community members preferred the faux penthouse design, as it was more in keeping with the current architecture of the hotel. Various questions were asked regarding the facility, including the specifics of the proposed design, what other wireless sites are in the area, and why the proposed site could not be installed in the Presidio. Two community members were in favor of better wireless service, while the other two community members had EMF concerns.

Please contact me if you have any questions or concerns.

Sincerely,

Carolyn Barry
KDI Planning
Representing AT&T Mobility

Attachments:

- Affidavit of Conducting a Community Outreach Meeting
- 500' mailing address list (also submitted with the Conditional Use Permit application on May 31, 2011)
- Community Meeting Notice
- Sign-up Sheet

HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
BROADCAST & WIRELESS

WILLIAM F. HAMMETT, P.E.
DANE E. ERICKSEN, P.E.
STANLEY SALEK, P.E.
ROBERT P. SMITH, JR.
RAJAT MATHUR, P.E.
ANDREA L. BRIGHT, P.E.
KENT A. SWISHER
NEIL J. OLIJ

ROBERT L. HAMMETT, P.E.
1920-2002
EDWARD EDISON, P.E.
1920-2009

BY E-MAIL OMAR.MASRY@SFGOV.ORG

July 8, 2013

Mr. Omar Masry, AICP
Planner
SF Planning Department
1650 Mission Street, 4th Floor
San Francisco, California 94103

Dear Mr. Masry:

Our firm was selected to conduct the review required by the City of San Francisco of the coverage maps submitted by AT&T Mobility as part of its application package for its base station proposed to be located at 1 Richardson Avenue (Site No. CN5526). This is to fulfill the submittal requirements for Planning Department review.

Executive Summary

We concur with the maps, data, and conclusions provided by AT&T. The maps provided to show the before and after conditions accurately represent the carrier's present and post-installation coverage.

AT&T proposes to install six Powerwave directional panel antennas in pairs above the roof of the three-story Economy Inn located at 1 Richardson Avenue: three Model P65-XLH-RR and three Model DSP65D15-AVT. Four antennas would be mounted within individual enclosures, configured to resemble vent pipes, above the upper roof, at an effective height of about 27½ feet above ground, 3½ feet above the roof, and two antennas would be mounted on the face of the upper story, at an effective height of about 22½ feet above ground, 3½ feet above the lower roof. The antenna pairs would be oriented with up to 6° downtilt toward 90°T, 175°T, and 340°T. The maximum effective radiated power proposed by AT&T in any direction is 6,980 watts, representing simultaneous operation at 1,780 watts for AWS,* 2,330 watts for PCS, 1,980 watts for cellular, and 890 watts for 700 MHz service.

* AT&T has subsequently relinquished its AWS channels.

e-mail: **bhammett@h-e.com** **J7KZ**
Delivery: **470 Third Street West • Sonoma, California 95476**
Telephone: **707/996-5200 San Francisco • 707/996-5280 Facsimile • 202/396-5200 D.C.**

AT&T provided for review two pairs of coverage maps, dated June 10, 2013, showing AT&T's cellular UMTS (850 MHz) and 4G LTE (700 MHz) coverage in the area before and after the site is operational. Both the before and after UMTS maps show three levels of coverage, which AT&T colors and defines as follows:

Green	Acceptable service coverage during high demand periods
Hashed Yellow	Service coverage gap during high demand periods
Pink	Service coverage gap during all demand periods

The 4G LTE maps do not differentiate between demand periods; rather they indicate, with the color blue, locations where 4G service is and would be acceptable.

We undertook a two-step process in our review. As a first step, we obtained information from AT&T on the software and the service thresholds that were used to generate its coverage maps. This carrier uses commercially available software to develop the maps. The thresholds that AT&T uses to determine acceptable coverage are in line with industry standards, similar to the thresholds used by other wireless service providers.

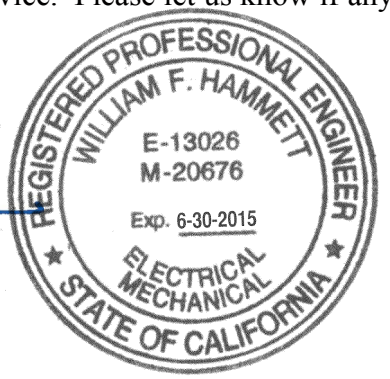
As a second step, we conducted our own drive test to measure the actual AT&T UMTS and 4G LTE signal strength in the vicinity of the proposed site. Our field work was conducted on June 24, 2013, between 12:20 PM and 2:40 PM, during the peak time (noon to 6:00 PM) for data and voice traffic shown in the 24-hour traffic profile provided by AT&T for this area.

The field measurements were conducted using an Ascom TEMS Pocket network diagnostic tool with built-in GPS along a measurement route selected to cover all the streets within the map area that AT&T had indicated would receive improved service.

Based on the measurement data, we conclude that the AT&T UMTS and the 4G LTE coverage maps showing the service area without the proposed installation accurately represent the carrier's present coverage. The maps submitted to show the coverage with the proposed new base station in operation were prepared on the same basis as the maps of existing conditions and so are expected to accurately illustrate the improvements in coverage.

We appreciate the opportunity to be of service. Please let us know if any questions arise on this matter.

Sincerely yours,



William F. Hammett, P.E.

lc

cc: Theodora K. Vriheas, Esq. – BY E-MAIL TV8342@ATT.COM
Ms. Hannah Borris – BY E-MAIL HANNAH.BORRIS@ERICSSON.COM
Ms. Sarah Starr – BY E-MAIL SARAH.STARR@ERICSSON.COM

ECONOMY INN
1 RICHARDSON AVE
SAN FRANCISCO, CA 94123
CN5526

PROJECT DESCRIPTION

A (P) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING (2) (P) 2111 RBS UNITS, A (P) DC POWER PLANT, A (P) BATTERY RACK, A (P) CIENA & UAM UNIT & (8) (P) 6601 EQUIPMENT UNITS IN (3) (P) 19" EQUIPMENT RACKS IN A (P) EQUIPMENT ROOM ON THE GROUND FLOOR. ALSO INSTALLING (6) (P) AT&T ANTENNAS & (20) (P) RRU'S WITHIN A (P) 7' HIGH FRP ENCLOSURE ON THE (E) ROOF PAINTED & DESIGNED TO MATCH (E) BUILDING, AND (2) (P) AT&T ANTENNAS WITHIN (2) (P) ø24" FAUX VENTS AND (10) (P) RRU'S ON THE (E) ROOF PAINTED TO MATCH (E) BUILDING.

PROJECT INFORMATION

SITE NAME:	ECONOMY INN	SITE #:	CN5526
COUNTY:	SAN FRANCISCO	JURISDICTION:	CITY OF SAN FRANCISCO
BLOCK/LOT:	0934-007	POWER:	PG&E
SITE ADDRESS:	1 RICHARDSON AVE SAN FRANCISCO, CA 94123	TELEPHONE:	AT&T
CURRENT ZONING:	NC-3		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U (UNMANNED WIRELESS FACILITY)		
HEIGHT / BULK:	40-X		
PROPERTY OWNER:	HEMANT V PATEL 2 W CLAY PARK SAN FRANCISCO, CA 94121		
APPLICANT:	AT&T 430 BUSH ST, 5TH FLOOR SAN FRANCISCO, CA 94108		
LEASING CONTACT:	ATTN: COREY ALVIN (415) 760-9763		
ZONING CONTACT:	ATTN: COREY ALVIN (415) 760-9763		
CONSTRUCTION CONTACT:	ATTN: WAYNE RUTLEDGE (256) 572-8283		
LATITUDE: LONGITUDE:	N 37° 47' 56.27" NAD 83 W 122° 26' 43.68" NAD 83		
AMSL:	± 37.2'		

VICINITY MAP

DRIVING DIRECTIONS

FROM: 430 BUSH STREET, 5TH FLOOR, SAN FRANCISCO, CA 94108
TO: 1 RICHARDSON AVE, SAN FRANCISCO, CA 94123

1. HEAD EAST ON BUSH ST TOWARD CLAUDE LN.	207 FT
2. TAKE THE 1ST LEFT ONTO KEARNY ST.	0.4 MI
3. SLIGHT LEFT AT COLUMBUS AVE.	0.1 MI
4. TURN LEFT AT BROADWAY.	0.9 MI
5. TURN RIGHT AT VAN NESS AVE.	0.4 MI
6. TURN LEFT AT LOMBARD ST.	1.1 MI
7. TURN RIGHT AT BRODERICK ST.	338 FT
8. TAKE THE 1ST LEFT ONTO CHESTNUT ST.	446 FT
9. TAKE THE 1ST LEFT ONTO RICHARDSON AVE.	299 FT

END AT: 1 RICHARDSON AVE, SAN FRANCISCO, CA 94123

ESTIMATED TIME: 11 MINUTES ESTIMATED DISTANCE: 3.2 MILES

CODE COMPLIANCE

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

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

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE TITLE 24 PART 2, SECTION 1134B.2.1, EXCEPTION 4

SHEET INDEX

APPROVAL

RF

LEASING

ZONING

CONSTRUCTION

AT&T

ERICSSON

ECONOMY INN

CN5526
1 RICHARDSON AVE
SAN FRANCISCO, CA 94123

ISSUE STATUS

△	DATE	DESCRIPTION	BY
	05/18/11	CLIENT REV	J.S.
	09/21/11	CLIENT REV	R.N.
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	02/15/12	CLIENT REV	D.F.
	10/17/12	ZD 90%	C.M.
	03/05/13	ZD 100%	C.C.

DRAWN BY: J. SMITH
CHECKED BY: C. MATHISEN
APPROVED BY: –
DATE: 03/05/13

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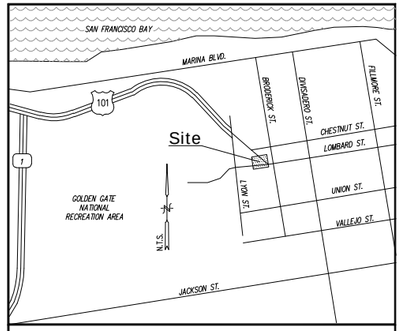
4430 ROSEWOOD DR, BLDG 3, 6TH FLOOR
PLEASANTON, CA 94588

SHEET TITLE:
TITLE

SHEET NUMBER:
T-1



Vicinity Map

Title Report

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

Legal Description

LOT 7 IN BLOCK 934, IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

Assessor's Parcel No.

0934–007

Easements

NOT AVAILABLE

Access Easement/Lease Area

TO BE DETERMINED

Geographic Coordinates at Center of Sectors

1983 DATUM: LATITUDE 37° 47' 56.27" N LONGITUDE 122° 26' 43.68" W
ELEVATION = 37.2 FEET ABOVE MEAN SEA LEVEL

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

Basis of Bearings

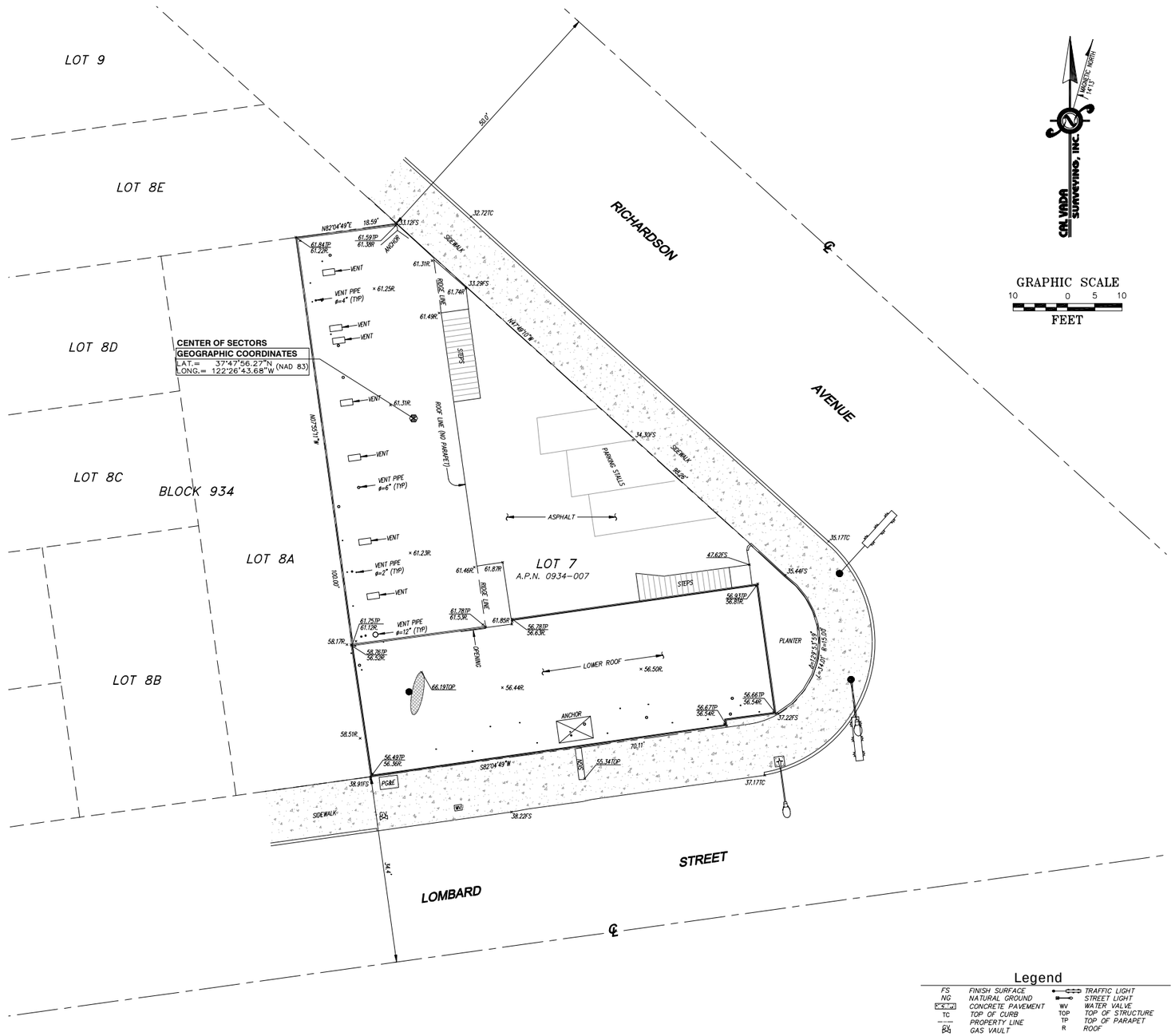
THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 3.

Bench Mark

THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S "TIBB",
ELEVATION =38.72 FEET (NAVD 88).

Date of Survey

FEBRUARY 22, 2011



GRAPHIC SCALE
10 0 5 10
FEET

Legend

FS	FINISH SURFACE		TRAFFIC LIGHT
NG	NATURAL GROUND		STREET LIGHT
	CONCRETE PAVEMENT	WV	WATER VALVE
TC	TOP OF CURB	TOP	TOP OF STRUCTURE
	PROPERTY LINE	TP	TOP OF PARAPET
	GAS VAULT	R	ROOF

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CONSULTANT

CAL VADA SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951-280-9960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com

JOB NO. 11172

PREPARED FOR

at&t

4430 Rosewood Drive
Pleasanton, California 94588

APPROVALS

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

PROJECT NAME

ECONOMY INN

PROJECT NUMBER

CN5526

1 RICHARDSON AVE
SAN FRANCISCO, CA 94123
SAN FRANCISCO COUNTY

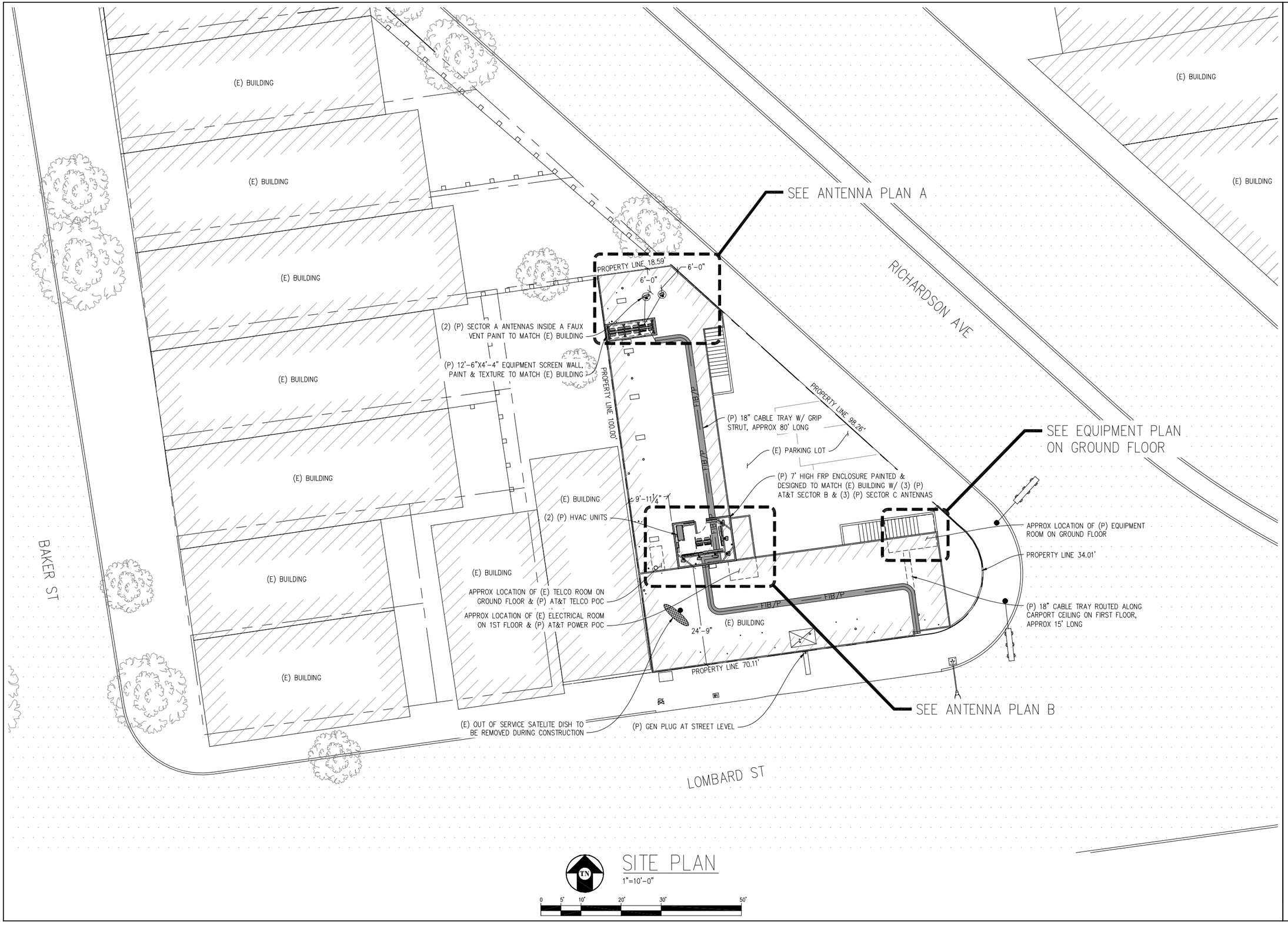
DATE	DESCRIPTION	BY
02/24/11	SUBMITTAL	HN
01/27/12	GEOGRAPHIC COORDINATES	AL

SHEET TITLE

TOPOGRAPHIC SURVEY

C-1

SHEET 1 OF 1



SITE PLAN

1"=10'-0"

0 5' 10' 20' 30' 50'

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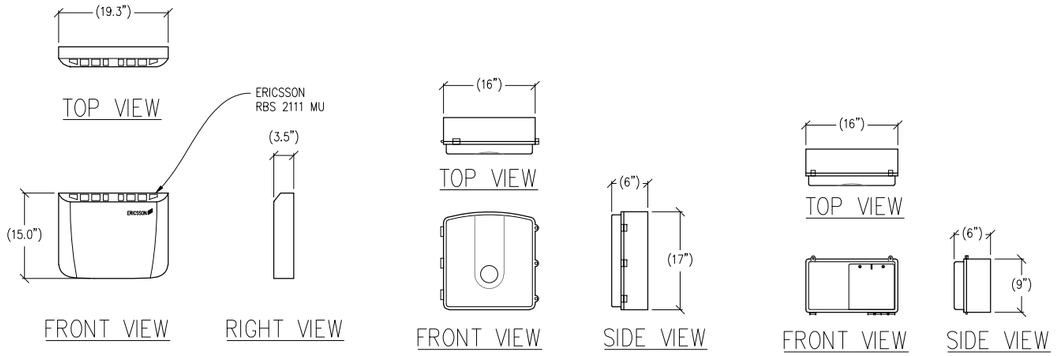
4430 ROSEWOOD DR. BLDG 3, 6TH FLOOR
PLEASANTON, CA 94588

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

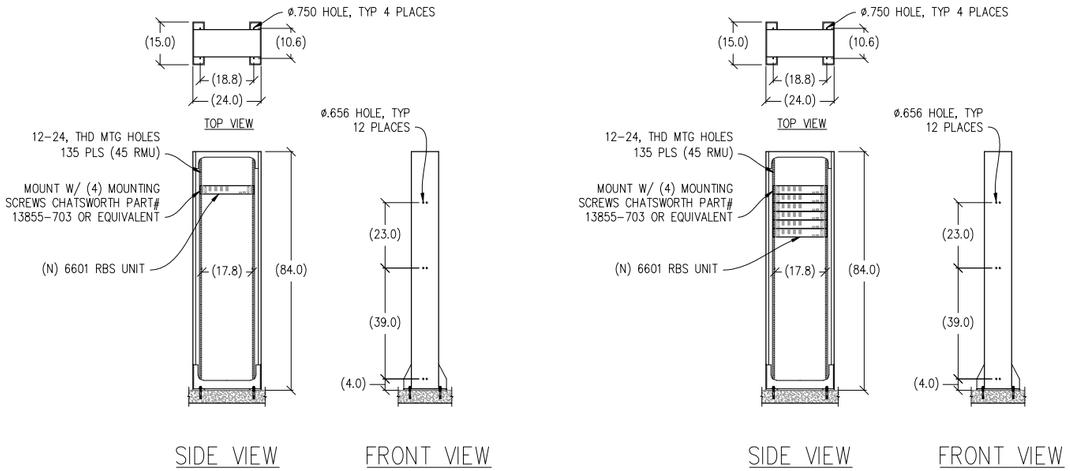
A-1



1 RBS DETAIL
1"=1'-0" WEIGHT = 15.5LBS

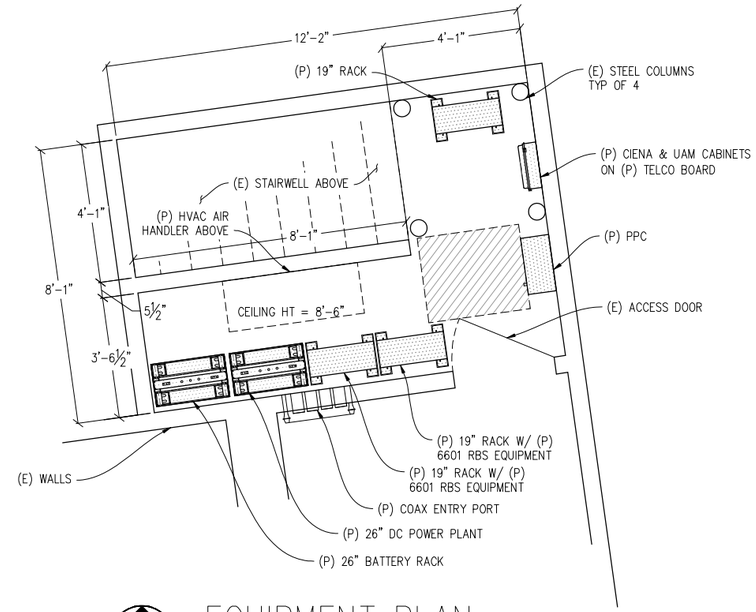
2 CN 3911 DETAIL
1"=1'-0"

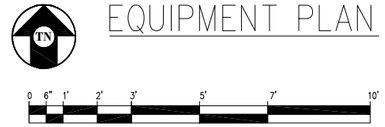
3 UAM DETAIL
1"=1'-0"



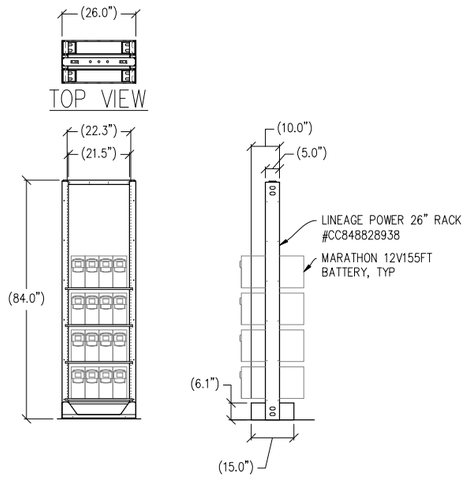
4 19" SEISMIC RACK W/ 6601
½"=1'-0"

5 19" SEISMIC RACK W/ 6601
½"=1'-0"

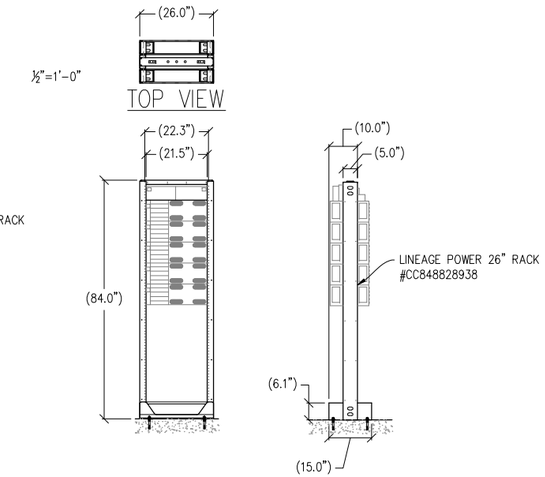




EQUIPMENT PLAN



6 26" BATTERY RACK DETAIL
½"=1'-0"



7 DC POWER 26" RACK DETAIL
½"=1'-0"

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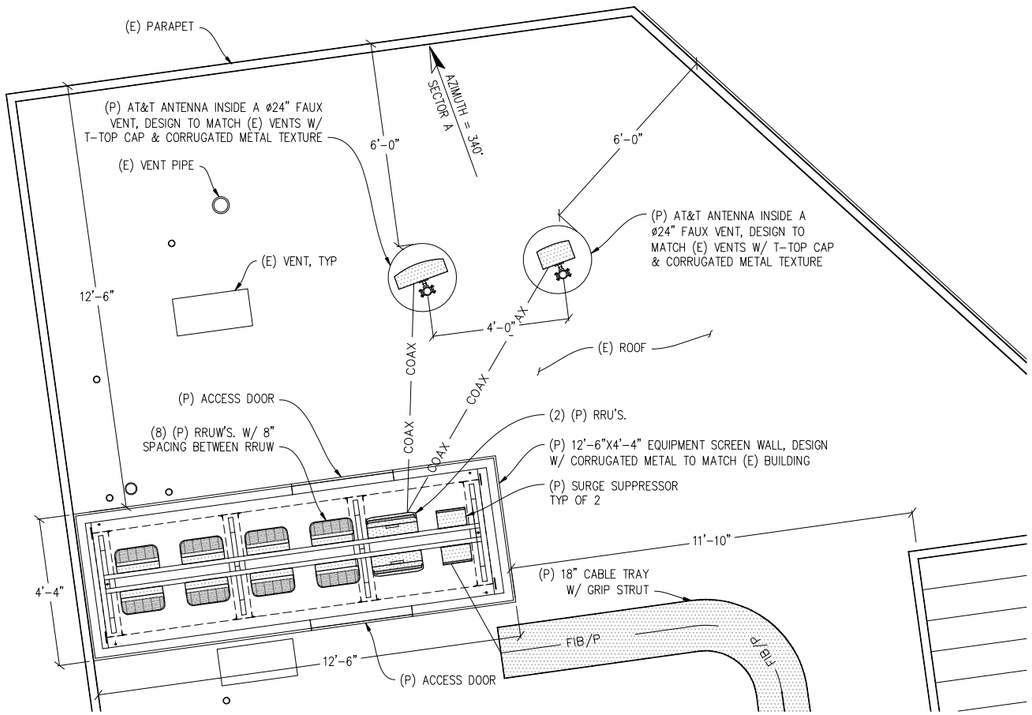
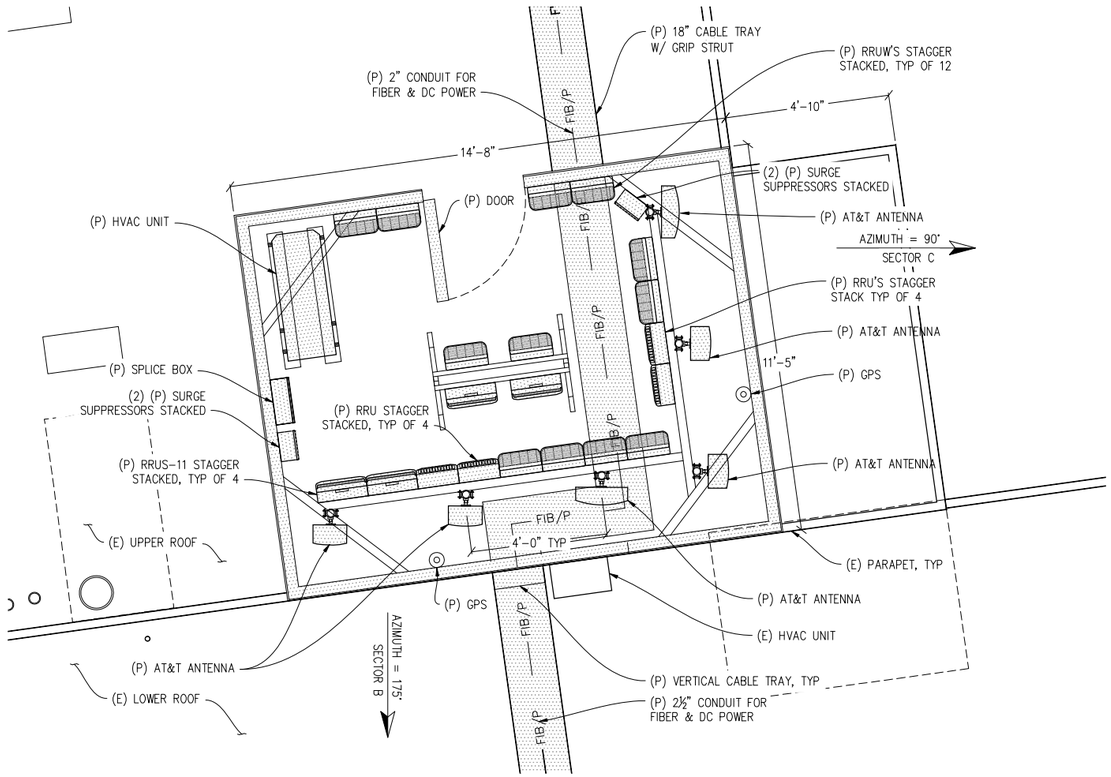
PLEASANTON, CA 94588

SHEET TITLE:
EQUIPMENT PLAN & DETAILS

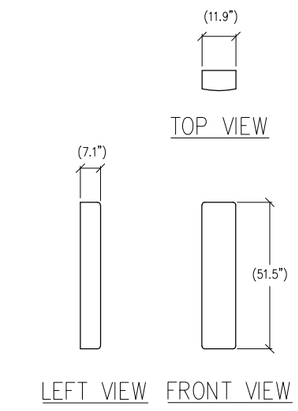
SHEET NUMBER:
A-2



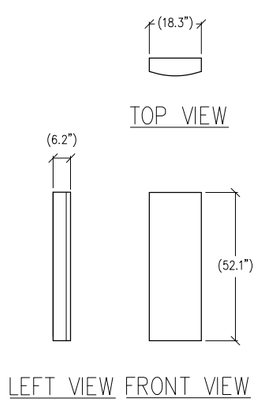
ANTENNA PLAN A
½"=1'-0"



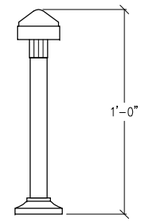
ANTENNA PLAN B
½"=1'-0"



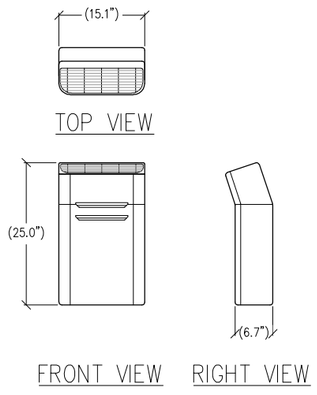
ANTENNA DETAIL
X ½"=1'-0"



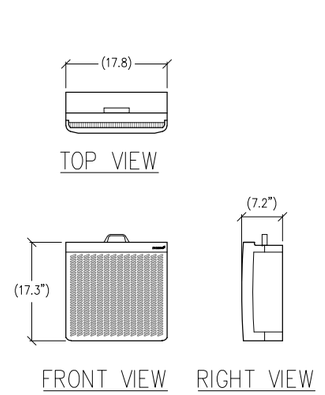
ANTENNA DETAIL
X ½"=1'-0"



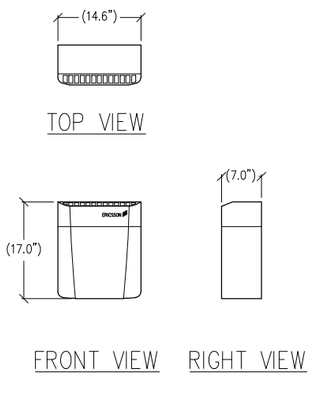
GPS DETAIL
3 3"=1'-0"



RRUW DETAIL
4 1"=1'-0" WEIGHT = 55LBS
ERICSSON RRUW-01



RRH DETAIL
5 1"=1'-0" WEIGHT = 50LBS



RRU DETAIL
6 1"=1'-0" WEIGHT = 37.5LBS

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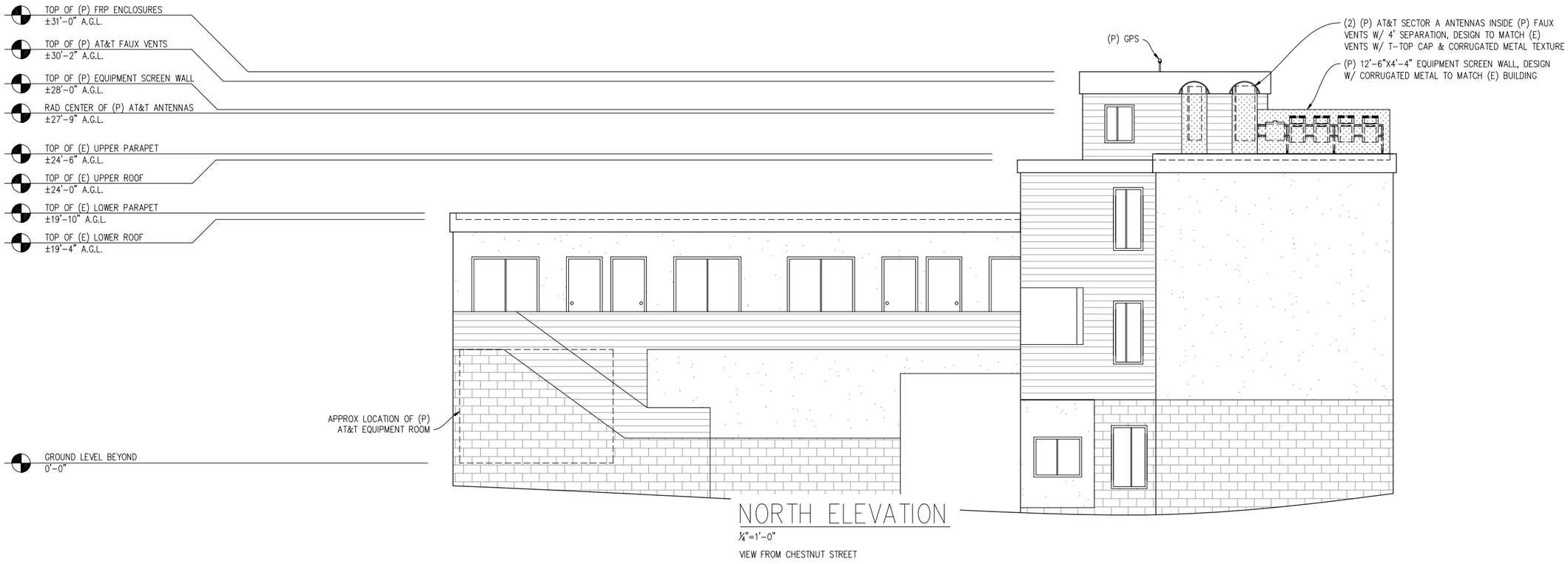
SHEET TITLE:
ANTENNA PLANS & DETAILS

SHEET NUMBER:
A-3



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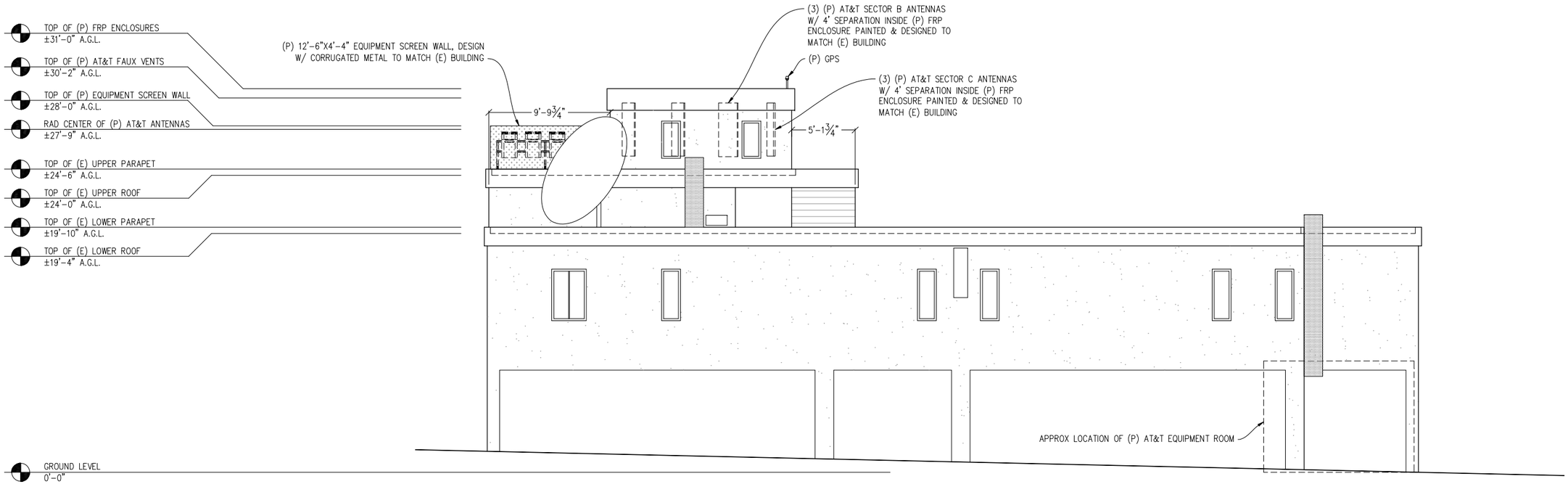
SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

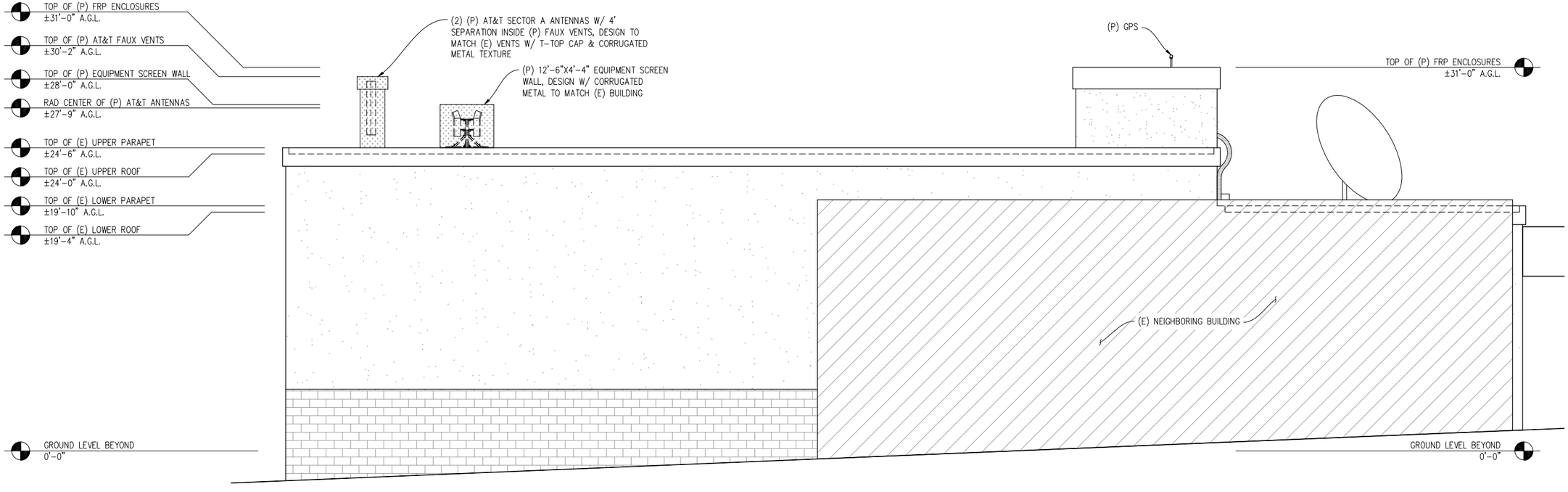
A-4



SOUTH ELEVATION

¼"=1'-0"

VIEW FROM LOMBARD STREET



WEST ELEVATION

¼"=1'-0"

VIEW FROM BAKER STREET

ECONOMY INN

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SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-5