



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: JANUARY 12, 2012

*Date:* January 5, 2012  
*Case No.:* **2011.0773 C**  
*Project Address:* **1344 Ocean Avenue**  
*Current Zoning:* Ocean Avenue Neighborhood Commercial Transit District  
45-X Height and Bulk District  
*Block/Lot:* 3198/016  
*Project Sponsor:* Mark Lobaugh c/o Complete Wireless for Verizon  
2009 V Street  
Sacramento, CA 95828  
*Staff Contact:* Adrian C. Putra – (415) 575-9079  
adrian.putra@sfgov.org  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The project is to allow a Wireless Telecommunication Services (WTS) facility for operation by Verizon Wireless. The proposed WTS facility will consist of six panel antennas located on the roof of a three-story over garage residential building. The panel antennas will not be visible from street view, because they will be screened behind an existing frequency transparent parapet that extends approximately 4'-6" above the building's roofline. Four of the antennas measure approximately 50.75" high, 10.5" wide, and 5" deep, and two of the antennas measure approximately 48.5" high, 11.75" wide, and 7" deep. The facility's associated equipment cabinets will be within a storage room located at the garage level.

### SITE DESCRIPTION AND PRESENT USE

The project site is located at the northeast corner of Ocean and Granada Avenues. The lot is developed with a three-story over garage residential building that accommodates nine dwelling units. The building fronts Ocean Avenue and has a maximum height of approximately 45'-0" above grade. The project site contains an existing WTS facility operated by AT&T with panel antennas mounted on the roof of the building.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Ocean Avenue Neighborhood Commercial Transit (NCT) District that is along a span of Ocean Avenue bounded between Manor Drive and Phelan Avenue. Properties surrounding the Ocean Avenue NCT are within the R Districts and are developed with residences. Immediately adjacent to the project site is a one-story, multi-unit commercial building and a two-story,

single-family dwelling to the north. Other land uses in the immediate project vicinity include a mix of stand alone commercial uses and two-story mixed use buildings along Ocean Avenue, and residential dwellings along Granada Avenue to the north and south of the project site.

## **ENVIRONMENTAL REVIEW**

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

## **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	December 23, 2011	December 23, 2011	20 days
Posted Notice	20 days	December 23, 2011	December 23, 2011	20 days
Mailed Notice	20 days	December 23, 2011	December 23, 2011	20 days

## **PUBLIC COMMENT**

A Community Outreach Meeting was conducted for the proposed project. The meeting was held at 6:00 PM on Thursday, December 1, 2011, at the lobby of 1344 Ocean Avenue, San Francisco, CA 94112. The Project Sponsor stated that four members of the community attended the meeting and asked general questions regarding the project and approval process, and health concerns. To address health concerns the Project Sponsor referred to the RF study and gave the contact of the consultant that prepared the study to the meeting attendants. To date the Department has not received any public comment regarding this application.

## **ISSUES AND OTHER CONSIDERATIONS**

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

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission may grant the Conditional Use authorization pursuant to Planning Code Sections 737.83 and 303 to allow the installation of a wireless telecommunication services facility within the Ocean Avenue Neighborhood Commercial Transit District.

## **BASIS FOR RECOMMENDATION**

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

- The project meets the criteria established under the 1996 Wireless Telecommunications Services Facilities Siting Guidelines, and it is consistent with the objectives and policies of the Commerce and Industry Element, the Community Safety Element, the Residence Element, and the Urban Design Element of the General Plan.
- The proposed antennas will have no visual impacts on the neighborhood because they would be screened behind an existing frequency transparent parapet and not visible from pedestrian street view.
- The project site is a Location Preference Number 2 (Preferred Location – Co-location Site), as the site contains an existing WTS facility owned and operated by AT&T.
- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections. The Department of Public Health has stated that the proposal emits 3.2% of the public exposure limit, well within the FCC standards.
- The project is desirable as it will improve the Verizon Wireless mobile telephone network coverage and signal strength in the immediate area. Based on coverage maps provided by the Project Sponsor, the proposed facility will improve wireless service for Verizon wireless customers in the area roughly bounded by Borica Street, Wildwood Way, Lakeview Avenue, and Phelan Avenue where current wireless service is mostly poor.
- Verizon Wireless submitted its latest five-year plan, as required, in October 2011.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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Attachment Checklist

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

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

ACP

Planner's Initials

ACP: G:\Documents\Projects\1344 Ocean Avenue\2011.0773C - 1344 Ocean Avenue - ExecutiveSummary.doc



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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## Planning Commission Motion

HEARING DATE: JANUARY 12, 2012

*Date:* January 5, 2012  
*Case No.:* **2011.0773 C**  
*Project Address:* **1344 Ocean Avenue**  
*Current Zoning:* Ocean Avenue Neighborhood Commercial Transit District  
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 2009 V Street  
 Sacramento, CA 95828  
*Staff Contact:* Adrian C. Putra – (415) 575-9079  
 adrian.putra@sfgov.org

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 737.83 AND 303 TO ESTABLISH A WIRELESS TELECOMMUNICATION SERVICES (WTS) FACILITY CONSISTING OF SIX ROOF MOUNTED PANEL ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS AT GARAGE OF A THREE-STORY OVER GARAGE RESIDENTIAL BUILDING THAT ACCOMMODATES NINE DWELLING UNITS WITH A LOCATION PREFERENCE TWO (PREFERRED LOCATION – CO-LOCATION SITE), AS PART OF A WIRELESS TELECOMMUNICATIONS NETWORK OPERATED BY VERIZON WIRELESS WITHIN THE OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT AND A 45-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On July 21, 2011, Mark Lobaugh on the behalf of Verizon Wireless (hereinafter "project sponsor"), made an application (hereinafter "application"), for Conditional Use authorization on the property at **1344 Ocean Avenue, Lot 016 in Assessor's Block 3198**, (hereinafter "project site") to establish a wireless telecommunication services (WTS) facility consisting of six roof mounted panel antennas and associated equipment cabinets at the garage of a three-story over garage residential building that accommodates nine dwelling units with a Location Preference Two (Preferred Location – Co-location Site), as part of a wireless telecommunications network operated by Verizon Wireless within the Ocean Avenue Neighborhood Commercial Transit District and a 45-X Height and Bulk District, in general conformity with plans filed with the Application and labeled "EXHIBIT B" (hereinafter "Project").

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

On January 12, 2012, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use in Application No. 2011.0773C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## **FINDINGS**

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project site is located at the northeast corner of Ocean and Granada Avenues. The lot is developed with a three-story over garage residential building that accommodates nine dwelling units. The building fronts Ocean Avenue and has a maximum height of approximately 45'-0" above grade. The project site contains an existing WTS facility operated by AT&T with panel antennas mounted on the roof of the building.
3. **Surrounding Properties and Neighborhood.** The project site is located in the Ocean Avenue Neighborhood Commercial Transit (NCT) District that is along a span of Ocean Avenue bounded between Manor Drive and Phelan Avenue. Properties surrounding the Ocean Avenue NCT are within the R Districts and are developed with residences. Immediately adjacent to the project site is a one-story, multi-unit commercial building and a two-story, single-family dwelling to the north. Other land uses in the immediate project vicinity include a mix of stand alone commercial uses and two-story mixed use buildings along Ocean Avenue, and residential dwellings along Granada Avenue to the north and south of the project site.
4. **Project Description.** The project is to allow a Wireless Telecommunication Services (WTS) facility for operation by Verizon Wireless. The proposed WTS facility will consist of six panel antennas located on the roof of a three-story over garage residential building. The panel antennas will not be visible from street view, because they will be screened behind an existing frequency transparent parapet that extends approximately 4'-6" above the building's roofline. Four of the antennas measure approximately 50.75" high, 10.5" wide, and 5" deep, and two of the antennas measure approximately 48.5" high, 11.75" wide, and 7" deep. The facility's associated equipment cabinets will be within a storage room located at the garage level.

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

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

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

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

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

On July 6, 2000, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization pursuant to Planning Code Sections 711.83 and 303 to allow a wireless telecommunication services facility consisting of nine panel antennas on the roof and associated equipment cabinets within an existing storage room within the ground floor garage of an apartment building, as part of a wireless telecommunications network operated by Cellular One (now AT&T) within a NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.

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<sup>1</sup> PC Resolution 16539, passed March 13, 2003.

On January 12, 2012, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization pursuant to Planning Code Sections 737.83 and 303 to establish a wireless telecommunication services facility consisting of six roof mounted panel antennas and associated equipment cabinets within the garage level of a three-story over garage level residential building with a Location Preference 2 (Preferred Location – Co-location Site), as part of a wireless telecommunications network operated by Verizon Wireless within the Ocean Avenue Neighborhood Commercial Transit District and a 45-X Height and Bulk District.

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of buildings for the siting of wireless telecommunications facilities. Under the *Guidelines*, the project site is a Location Preference Number 2 (Preferred Location – Co-location Site), as the site contains an existing WTS facility owned and operated by AT&T.
7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 700 - 2100 Megahertz (MHZ) bands, which is regulated by the Federal Communications Commission (FCC) and which must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.
8. **Radiofrequency (RF) Emissions:** The project sponsor retained Hammett & Edison, Inc., a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. Pursuant to the *Guidelines*, the Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the *Guidelines*.
9. **Department of Public Health Review and Approval.** The proposed project was referred to the Department of Public Health (DPH) for emissions exposure analysis. The existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. The estimated ambient RF field from the proposed Verizon wireless transmitters at ground level is calculated to be 0.018 mW/sq. cm., which is 3.2% of the FCC public exposure limit. The three-dimensional perimeter of RF levels equal to the public exposure limit extends 41 feet which includes areas of the roof but does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish, and Chinese. Workers should not have access within 10 feet of the front of the antennas while they are in operation. This area should be marked a prohibited access area with red striping on the rooftop.
10. **Maintenance Schedule.** According to the Project Sponsor, the proposed facility would operate as an unmanned facility. After construction Verizon Wireless' maintenance personnel will access the site approximately twice a month for maintenance.
11. **Community Outreach.** A Community Outreach Meeting was conducted for the proposed project. The meeting was held at 6:00 PM on Thursday, December 1, 2011, at the lobby of 1344 Ocean Avenue, San Francisco, CA 94112. The Project Sponsor stated that four members of the



community attended the meeting and asked general questions regarding the project and approval process, and health concerns. To address health concerns the Project Sponsor referred to the RF study and gave the contact of the consultant that prepared the study to the meeting attendants.

12. **Five-year plan:** Verizon submitted its latest five-year plan, as required, in October 2011.
13. **Public Comment.** To date the Department has not received any public comment regarding this application.
14. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the amendments to Planning Code in the following manner:
  - A. **Use.** A WTS facility is considered a public use as defined under Planning Code Section 790.80, which requires Conditional Use authorization within the Ocean Avenue NCT.
  - B. **Height.** Per Planning Code Section 260(b)(2)(I), radio antennae for transmission, reception, or relay of radio, television of other electronic signals, where permitted as principal or conditional uses are exempt from height limits.
15. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:
  - A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.
    - i *Desirable: San Francisco is a leader of the technological economy; it is important and desirable to the vitality of the city to have and maintain adequate telecommunications coverage and data capacity. This includes the installation and upgrading of systems to keep up with changing technology and increases in usage. It is desirable for the City to allow wireless facilities to be installed.*

*The project will be generally desirable and compatible with the surrounding neighborhood because the project will not conflict with the existing use of the property and will be of such size and nature to be compatible with the surrounding nature of the vicinity. The approval of this authorization has been found, first and foremost, to insure public safety, and insure that the placement of antennas and related support and protection features are so located, designed, and treated architecturally to minimize their visibility from public places, to avoid intrusion into public vistas, avoid disruption of the architectural design integrity of building and insure harmony with neighborhood character. The proposed project will also provide necessary facilities for emergency transmission and improved communication for the neighborhood, community and the region. The Project has been designed to have the proposed panel antennas and related equipment hidden from view and compatible with existing development in the neighborhood.*

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

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

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

*The project at 1344 Ocean Avenue is necessary in order to achieve sufficient street and in-building mobile phone coverage. Based on coverage maps provided by the Project Sponsor, the proposed facility will improve wireless service for Verizon wireless customers in the area roughly bounded by Borica Street, Wildwood Way, Lakeview Avenue, and Phelan Avenue where current wireless service is mostly poor.*

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

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

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

*The Department of Public Health conducted an evaluation of potential health effects from Radio Frequency radiation, and has concluded that the proposed wireless transmission facilities will have no adverse health effects if operated in compliance with the FCC-adopted health and safety standards. The Department has received information that the proposed wireless system must be operated so as not to interfere with radio or television reception in order to comply with the provisions of its license under the FCC.*

*The Department is developing a database of all such wireless communications facilities operating or proposed for operation in the City and County of San Francisco. All applicants are now required to submit information on the location and nature of all existing and approved wireless*

*transmission facilities operated by the Project Sponsor. The goal of this effort is to foster public information as to the location of these facilities.*

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

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

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

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

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

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

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

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

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

## **2004 HOUSING ELEMENT**

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

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

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

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

## **2009 HOUSING ELEMENT**

### **BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE**

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

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

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

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

## **URBAN DESIGN**

### **HUMAN NEEDS**

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

**POLICY 4.14** - Remove and obscure distracting and cluttering elements.

*The project adequately obscures the proposed antennas screening them behind an existing frequency transparent parapet. The related equipment cabinets will be located within an equipment room at the garage of the building.*

## **COMMERCE AND INDUSTRY ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 1:**

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

#### **Policy 1:**

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

**Policy 2:**

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

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

**OBJECTIVE 2:**

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

**Policy 1:**

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

**Policy 3:**

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

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

**OBJECTIVE 4:**

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

**Policy 1:**

Maintain and enhance a favorable business climate in the City.

**Policy 2:**

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

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

**VISITOR TRADE**

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

**Policy 8.3:**

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

*The project will ensure that residents and visitors have adequate public service in the form of Verizon Wireless mobile telecommunications.*

## **COMMUNITY SAFETY ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 3:**

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

#### **Policy 1:**

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

#### **Policy 2:**

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

#### **Policy 3:**

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

#### **Policy 4:**

Establish and maintain an adequate Emergency Operations Center.

#### **Policy 5:**

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

#### **Policy 6:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- G. That landmarks and historic buildings be preserved.

*No landmarks or historic buildings would be affected by the project. The project does not propose any façade alterations to the existing building.*

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

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

18. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

19. The Commission hereby finds that approval of the Determination of Compliance authorization would promote the health, safety and welfare of the City.

**DECISION**

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Conditional Use authorization under Planning Code Sections 737.83 and 303 to allow a wireless telecommunication services facility consisting of six roof mounted panel antennas and associated equipment cabinets within the garage of a three-story over garage residential building that accommodates nine dwelling units, as part of a wireless telecommunication services network operated by Verizon Wireless on a Location Preference Two (Preferred Location – Co-location Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within the Ocean Avenue Neighborhood Commercial Transit District and a 45-X Height and Bulk District and subject to the conditions of approval attached hereto as **Exhibit A**.

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

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **January 12, 2012**.

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Linda Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 12, 2012



## **EXHIBIT A**

### **AUTHORIZATION**

This authorization is for a Conditional Use Authorization under Planning Code Sections 737.83 and 303 to allow a wireless telecommunication services facility consisting of six roof mounted panel antennas and associated equipment cabinets within the garage of three-story over garage, nine family building with a Location Preference Two (Preferred Location – Co-location Site), as part of a wireless telecommunications network operated by Verizon Wireless within the Ocean Avenue Neighborhood Commercial Transit District and a 45-X Height and Bulk District.

### **RECORDATION OF CONDITIONS OF APPROVAL**

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **January 12, 2012** under Motion No. XXXXX.

### **PRINTING OF CONDITIONS OF APPROVAL ON PLANS**

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

### **SEVERABILITY**

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

### **CHANGES AND MODIFICATIONS**

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

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

### PERFORMANCE

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://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](http://www.sf-planning.org).*

### DESIGN – COMPLIANCE AT PLAN STAGE

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

*For information about compliance, contact the Case Planner, Planning Department at 415-575-9079, [www.sf-planning.org](http://www.sf-planning.org).*

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

*For information about compliance, contact the Case Planner, Planning Department at 415-578-9079, [www.sf-planning.org](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://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](http://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](http://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.

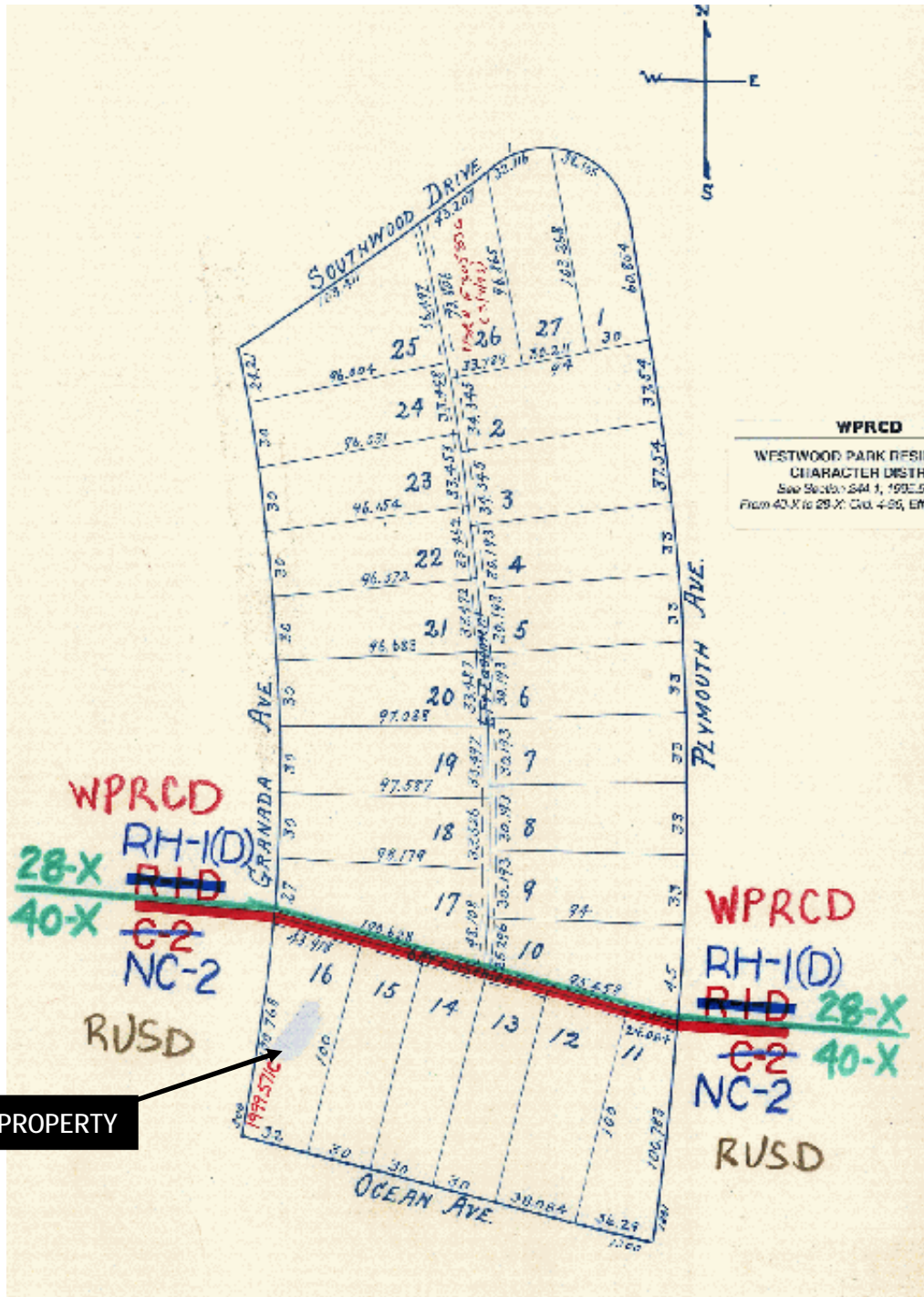
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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>*



# Parcel Map

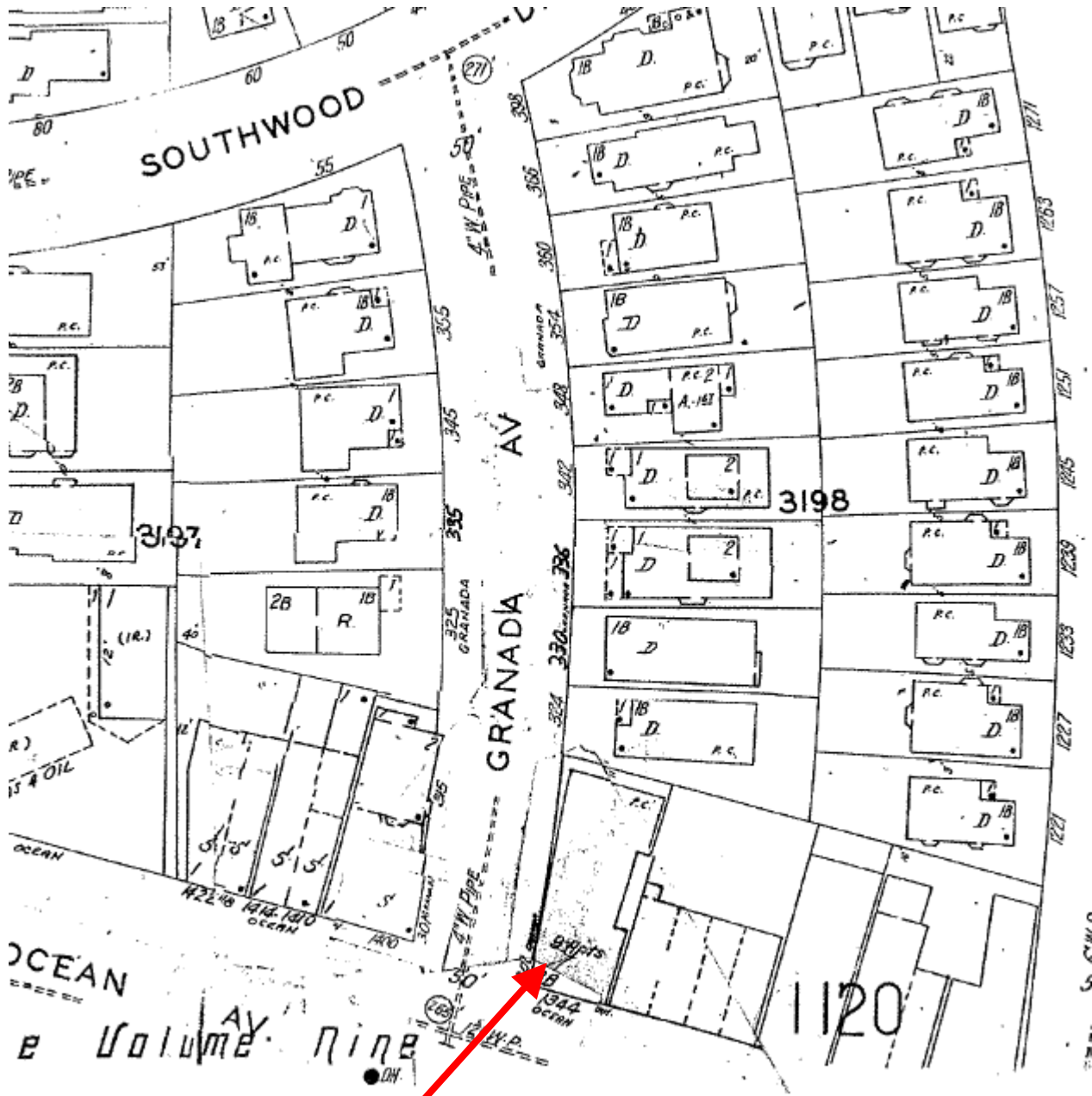


SUBJECT PROPERTY



Conditional Use Request Hearing  
 Case Number 2011.0773 C  
 Wireless Telecommunication Services Facility  
 1344 Ocean Avenue

# Sanborn Map



**SUBJECT PROPERTY**

Conditional Use Request Hearing  
Case Number 2011.0773 C  
Wireless Telecommunication Services Facility  
1344 Ocean Avenue



# Aerial Photo view looking North



**SUBJECT PROPERTY**

Conditional Use Request Hearing  
Case Number 2011.0773 C  
Wireless Telecommunication Services Facility  
1344 Ocean Avenue

# Aerial Photo view looking East



**SUBJECT PROPERTY**

Conditional Use Request Hearing  
Case Number 2011.0773 C  
Wireless Telecommunication Services Facility  
1344 Ocean Avenue



# Aerial Photo view looking South



**SUBJECT PROPERTY**

Conditional Use Request Hearing  
Case Number 2011.0773 C  
Wireless Telecommunication Services Facility  
1344 Ocean Avenue

# Aerial Photo view looking West

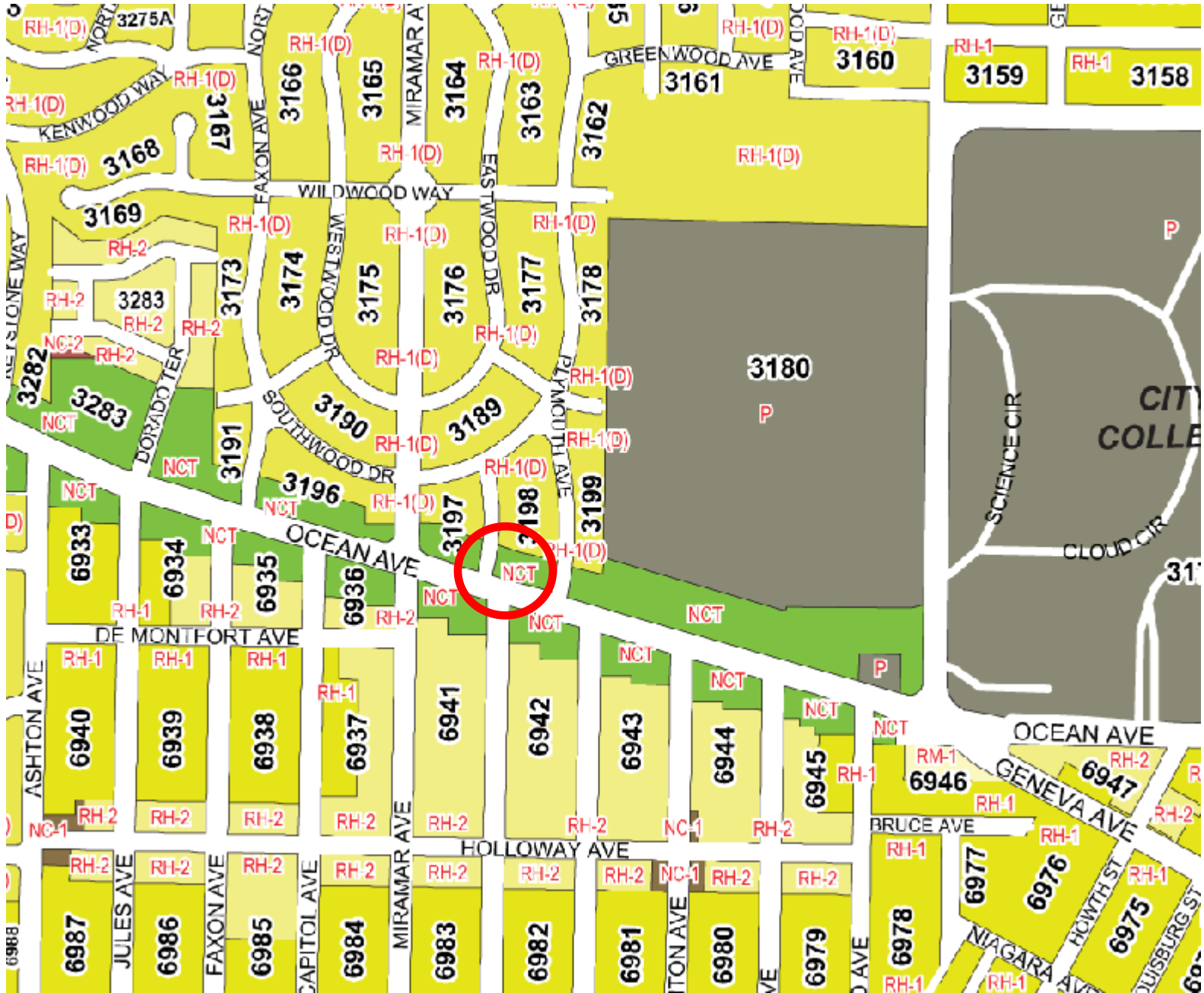


SUBJECT PROPERTY

Conditional Use Request Hearing  
Case Number 2011.0773 C  
Wireless Telecommunication Services Facility  
1344 Ocean Avenue



# Zoning Map



Conditional Use Request Hearing  
Case Number 2011.0773 C  
Wireless Telecommunication Services Facility  
1344 Ocean Avenue

# Site Photo - Subject Property



Conditional Use Request Hearing  
Case Number 2011.0773 C  
Wireless Telecommunication Services Facility  
1344 Ocean Avenue



# Site Photo - Subject Property



Conditional Use Request Hearing  
Case Number 2011.0773 C  
Wireless Telecommunication Services Facility  
1344 Ocean Avenue

**Verizon Wireless • Proposed Base Station (Site No. 182997 "SF Ocean")  
1344 Ocean 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 Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 182997 "SF Ocean") proposed to be located at 1344 Ocean 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 <sup>2</sup>	1.00 mW/cm <sup>2</sup>
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.35	0.47
[most restrictive frequency range]	30–300	1.00	0.20

The site was visited by Mr. David Kelly, a qualified field technician contracted by Hammett & Edison, Inc., during normal business hours on May 12, 2011, a non-holiday weekday, and reference has been made to information provided by Verizon, including zoning drawings by L.D. Strobel Co. Inc., dated April 11, 2011.

**Checklist**

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

Observed at the site were nine directional panel antennas for use by AT&T Mobility, arranged in groups of three behind a view screen above the roof of the four-story apartment building located at 1344 Ocean Avenue. Existing RF levels for a person at ground near the site were less than 1% of the most restrictive public exposure limit.

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

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





**Verizon Wireless • Proposed Base Station (Site No. 182997 "SF Ocean")  
1344 Ocean Avenue • San Francisco, California**

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

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

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

Verizon proposes to install six Andrew directional panel antennas – three Model DBXLH-6565A-VTM and three Model LNX-6512DS-T4M – behind the existing view screens. The antennas would be mounted with up to 7° downtilt at an effective height of about 43½ feet above ground, 3½ feet above the roof, and would be oriented in pairs (one of each) toward 40°T, 190°T, and 290°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 Verizon transmitters is reflected in the resulting effective radiated power given in Item 6 below; the transmitters may operate at a power below their maximum rating. The maximum power rating of the AT&T transmitters is not known.

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

The maximum effective radiated power proposed by Verizon in any direction is 2,960 watts, representing simultaneous operation at 960 watts for PCS, 1,600 watts for cellular, and 400 watts for 700 MHz service. The maximum effective radiated power for AT&T was recently proposed to be 5,580 watts.

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

The drawings show the proposed antennas to be installed as described in Item 4 above. There were noted no buildings of similar height nearby.

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

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed Verizon operation by itself is calculated to be 0.018 mW/cm<sup>2</sup>, which is 3.2% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to be below 4% of the limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 41 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.



**Verizon Wireless • Proposed Base Station (Site No. 182997 "SF Ocean")  
1344 Ocean Avenue • San Francisco, California**

*9. Describe proposed signage at site.*

Due to their mounting locations, the Verizon 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 10 feet directly in front of the antennas themselves, such as might occur during maintenance work on the roof outside the view screen, 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 out to the edge of the roof in front of the antennas and posting explanatory warning signs\* at the roof access door and on the screens near the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines. Similar measures should already be in place for the other carrier at the site; the applicable keep-back distance for that carrier has not been determined as part of this study.

*10. Statement of authorship.*

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2011. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

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\* 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.



**Verizon Wireless • Proposed Base Station (Site No. 182997 "SF Ocean")  
1344 Ocean Avenue • San Francisco, California**

**Conclusion**

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless at 1344 Ocean 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. Posting explanatory signs is recommended to establish compliance with occupational exposure limitations.



*William F. Hammett*

William F. Hammett, P.E.

707/996-5200

May 19, 2011



**HAMMETT & EDISON, INC.**  
CONSULTING ENGINEERS  
SAN FRANCISCO



**Review of Cellular Antenna Site Proposals**

**Project Sponsor :** Verizon **Planner:** Jonas Ionin  
**RF Engineer Consultant:** Hammett and Edison **Phone Number:** (707) 996-5200  
**Project Address/Location:** 1344 Ocean Av  
**Site ID:** 1434 **SiteNo.:** 182997

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

- X 1. The location of all existing antennas and facilities. Existing RF levels. (WTS-FSG, Section 11, 2b)  
 Existing Antennas    No Existing Antennas: 9
- X 2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from the approved antennas. (WTS-FSG Section 11, 2b)  
 Yes     No
- X 3. The number and types of WTS within 100 feet of the proposed site and provide estimates of cumulative EMR emissions at the proposed site. (WTS-FSG, Section 10.5.2)  
 Yes     No
- X 4. Location (and number) of the Applicant's antennas and back-up facilities per building and number and location of other telecommunication facilities on the property (WTS-FSG, Section 10.4.1a)
- X 5. Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to the application (WTS-FSG, Section 10.4.1c)  
 Maximum Power Rating: 2960 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: 2960 watts.
- X 7. Preferred method of attachment of proposed antenna (roof, wall mounted, monopole) with plot or roof plan. Show directionality of antennas. Indicate height above roof level. Discuss nearby inhabited buildings (particularly in direction of antennas) (WTS-FSG, Section 10.41d)
- X 8. Report estimated ambient radio frequency fields for the proposed site (identify the three-dimensional perimeter where the FCC standards are exceeded.) (WTS-FSG, Section 10.5) State FCC standard utilized and power density exposure level (i.e. 1986 NCRP, 200  $\mu\text{w}/\text{cm}^2$ )  
 Maximum RF Exposure: 0.018  $\text{mW}/\text{cm}^2$     Maximum RF Exposure Percent: 3.2
- 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: 41  
 Occupational\_Exclusion\_Area    Occupational Exclusion In Feet: 10

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

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

**Comments:**

There are currently no antennas operated by Verizon installed on the roof top of the building at 1344 Ocean 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. Verizon proposes to install 6 new antennas. The antennas are mounted at a height of 44 feet above the ground. The estimated ambient RF field from the proposed Verizon transmitters at ground level is calculated to be 0.018 mW/sq cm., which is 3.2 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 41 feet which includes areas on the roof but does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Workers should not have access to within 10 feet of the front of the antennas while they are in operation. This prohibited access area should be marked with red striping on the rooftop.

       **Not Approved**, additional information required.

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

       1 Hours spent reviewing

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

Signed:



Dated: 7/12/2011

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

# Product Specifications



## DBXLH-6565A-VTM

DualPol® Dual Band Antenna, 806–960 MHz and 1710–2180 MHz, 65° horizontal beamwidth, RET compatible variable electrical tilt



- Two DualPol® antennas under one radome
- Interleaved dipole technology providing for attractive, low wind load mechanical package
- Each antenna is independently capable of field adjustable electrical tilt
- Fully compatible with Andrew remote electrical tilt system

## CHARACTERISTICS

### General Specifications

Antenna Type DualPol® dual band  
Brand DualPol® | Teletilt®  
Operating Frequency Band 1710 – 2180 MHz | 806 – 960 MHz

### Electrical Specifications

Frequency Band, MHz	806–896	870–960	1710–1880	1850–1990	1920–2180
Beamwidth, Horizontal, degrees	68	65	65	63	61
Gain, dBd	11.9	12.2	14.4	14.7	14.9
Gain, dBi	14.0	14.3	16.5	16.8	17.0
Beamwidth, Vertical, degrees	16.0	15.0	7.2	6.8	6.5
Beam Tilt, degrees	0–15	0–15	0–8	0–8	0–8
Upper Sidelobe Suppression (USLS), typical, dB	16	18	15	15	15
Front-to-Back Ratio at 180°, dB	25	25	28	28	27
Isolation, dB	25	30	30	30	30
VSWR   Return Loss, db	1.4:1   15.6	1.5:1   14.0	1.5:1   14.0	1.4:1   15.6	1.5:1   14.0
Intermodulation Products, 3rd Order, 2 x 20 W, dBc	-150	-150	-150	-150	-150
Input Power, maximum, watts	250	250	250	250	250
Polarization	±45°	±45°	±45°	±45°	±45°
Impedance, ohms	50	50	50	50	50
Lightning Protection	dc Ground	dc Ground	dc Ground	dc Ground	dc Ground

# Product Specifications

DBXLH-6565A-VTM



## Mechanical Specifications

Color	Off white
Connector Interface	7-16 DIN Female
Connector Location	Bottom
Connector Quantity	4
Wind Loading, maximum	466.6 N @ 100 mph 104.9 lbf @ 100 mph
Wind Speed, maximum	201.2 km/h   125.0 mph

## Dimensions

Depth	132.0 mm   5.2 in
Length	1292.9 mm   50.9 in
Width	269.0 mm   10.6 in
Net Weight	12.7 kg   28.0 lb

## Remote Electrical Tilt (RET) Information

Model with Factory Installed Actuator, AISG 1.1 mode	DBXLH-6565A-R2M
RET System	Teletilt®

## Regulatory Compliance/Certifications

Agency	Classification
RoHS 2002/95/EC	Compliant by Exemption
China RoHS SJ/T 11364-2006	Above Maximum Concentration Value (MCV)



## Included Products

 **600899A-2**  
Downtilt Mounting Kit for 4.5 in (114.3 mm) OD round members

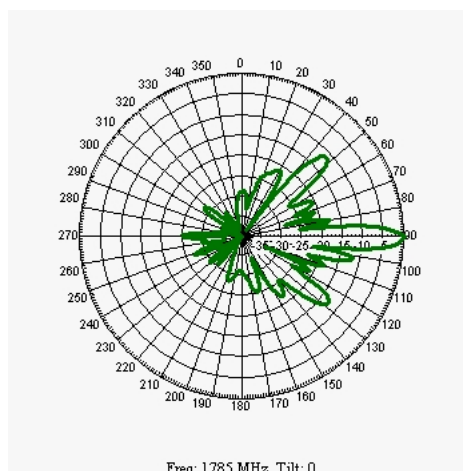
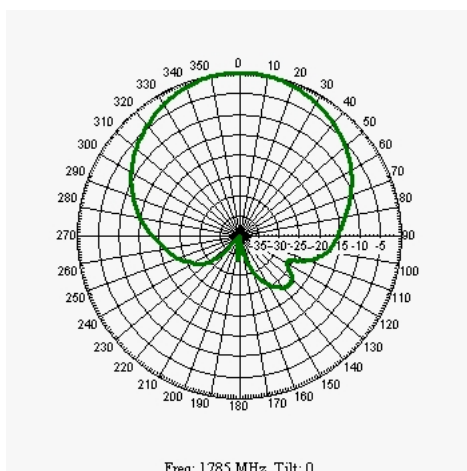
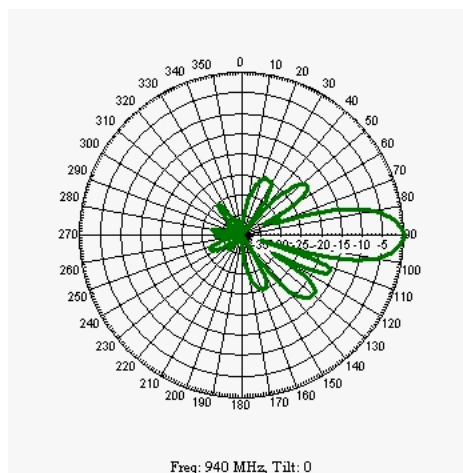
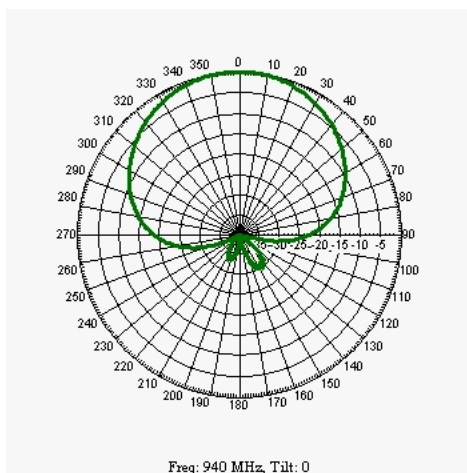
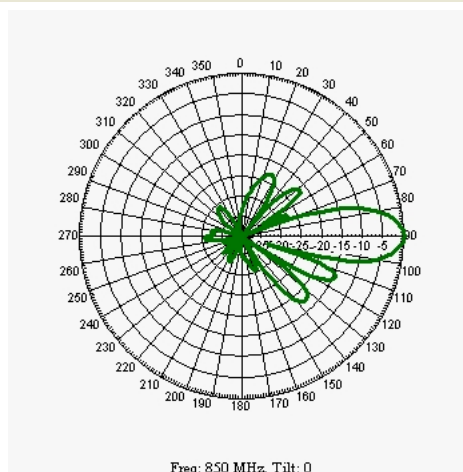
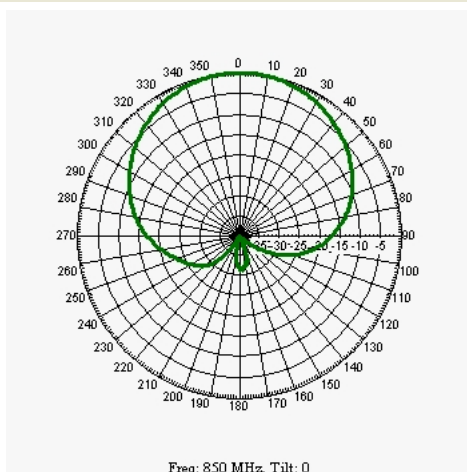
# Product Specifications

DBXLH-6565A-VTM



## Horizontal Pattern

## Vertical Pattern



From North America, toll free  
Telephone: 1-800-255-1479  
Fax: 1-800-349-5444

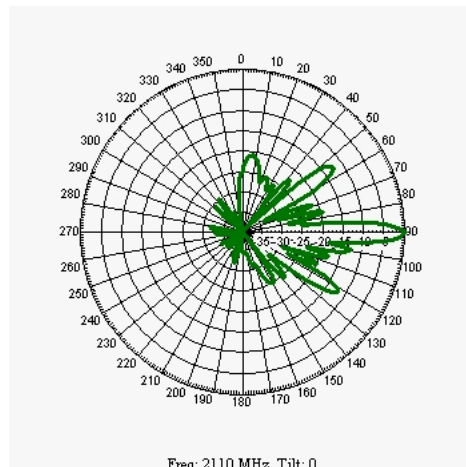
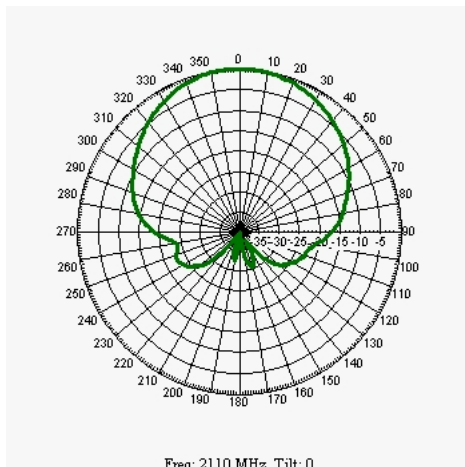
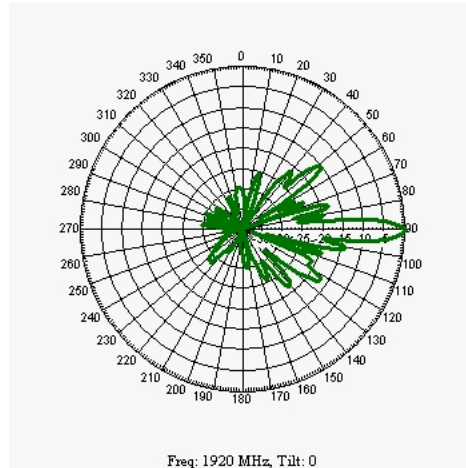
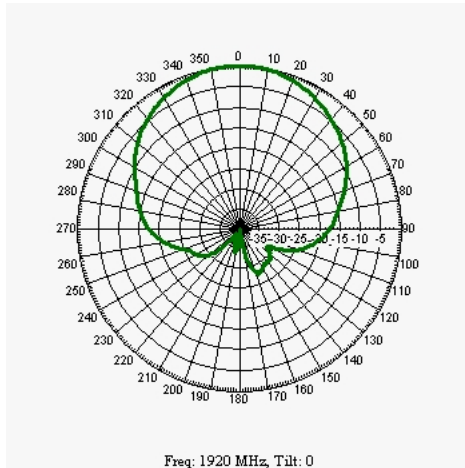
Outside North America  
Telephone: +1-708-873-2307  
Fax: +1-779-435-8579

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All specifications are subject to change. Please see  
[www.andrew.com](http://www.andrew.com) for the most current information.



# Product Specifications

DBXLH6565A-VTM



# Product Specifications



## LNX-6512DS-T4M

DualPol® Antenna, 698–896 MHz, 65° horizontal beamwidth, fixed electrical tilt



- Continuous wideband operation
- Great solution to maximize network coverage and capacity
- Excellent gain, VSWR, front-to-back ratio, and PIM specifications for robust network performance
- Patented DualPol® technology
- Ideal choice for site collocations and tough zoning restrictions

## CHARACTERISTICS

### General Specifications

Antenna Type	DualPol®
Brand	DualPol®
Operating Frequency Band	698 – 896 MHz

### Electrical Specifications

Frequency Band, MHz	698–806	806–896
Beamwidth, Horizontal, degrees	65	65
Gain, dBd	12.4	13.3
Gain, dBi	14.5	15.4
Beamwidth, Vertical, degrees	18.7	16.2
Beam Tilt, degrees	4	4
Upper Sidelobe Suppression (USLS), typical, dB	20	20
Front-to-Back Ratio at 180°, dB	30	32
Isolation, dB	30	30
VSWR   Return Loss, db	1.35:1   16.5	1.35:1   16.5
Intermodulation Products, 3rd Order, 2 x 20 W, dBc	-150	-150
Input Power, maximum, watts	500	500
Polarization	±45°	±45°
Impedance, ohms	50	50
Lightning Protection	dc Ground	dc Ground

[www.commscope.com/andrew](http://www.commscope.com/andrew)

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page 1 of 3  
6/18/2009

# Product Specifications

LNX-6512DS-T4M



## Mechanical Specifications

---

Color	Light gray
Connector Interface	7-16 DIN Female
Connector Location	Bottom
Connector Quantity	2
Wind Loading, maximum	376.0 N @ 100 mph 84.5 lbf @ 100 mph
Wind Speed, maximum	241.4 km/h   150.0 mph

## Dimensions

---

Depth	181.0 mm   7.1 in
Length	1232.0 mm   48.5 in
Width	301.0 mm   11.9 in
Net Weight	12.3 kg   27.1 lb

## Included Products



### **MTG-L-STD**

Downtilt Mounting Kit for panel Antennas

[www.commscope.com/andrew](http://www.commscope.com/andrew)

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page 2 of 3  
6/18/2009

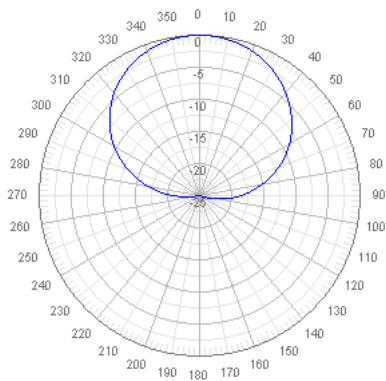
# Product Specifications

LNX-6512DS-T4M

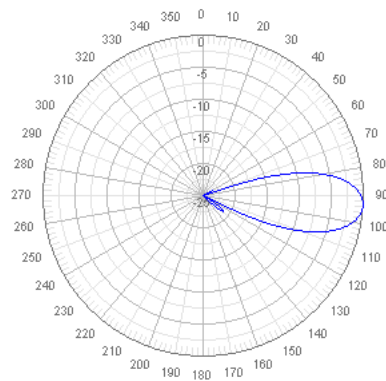


## Horizontal Pattern

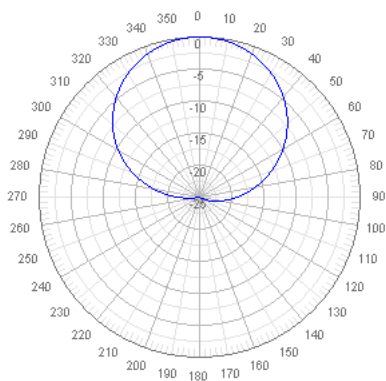
## Vertical Pattern



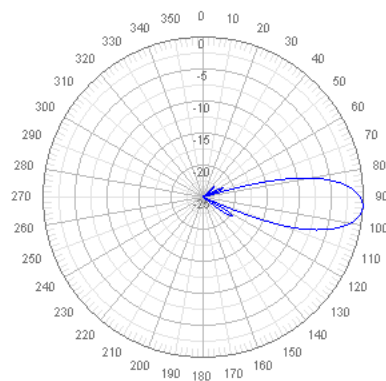
Freq: 750, Tilt: 4



Freq: 750, Tilt: 4



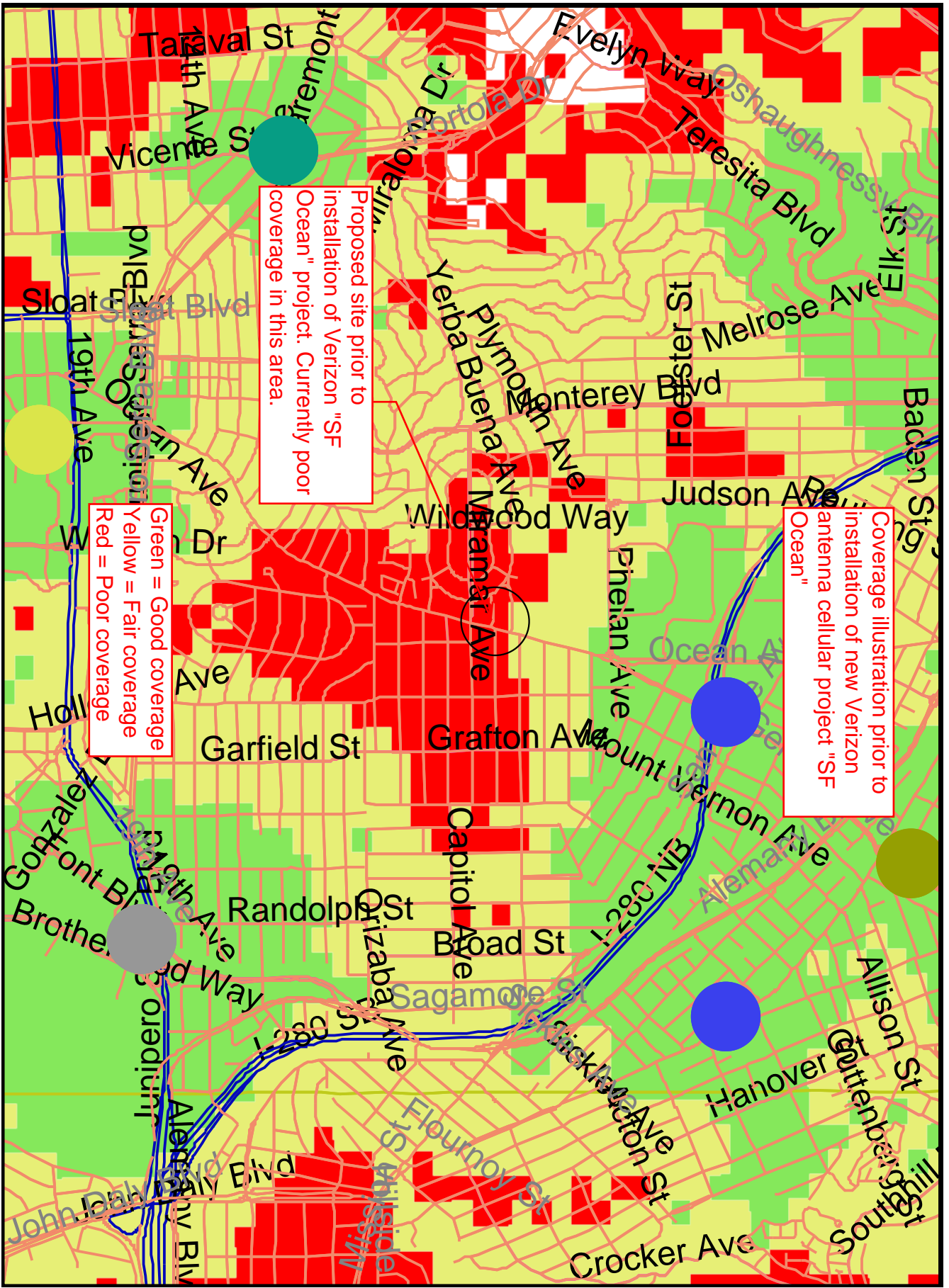
Freq: 850, Tilt: 4



Freq: 850, Tilt: 4

[www.commscope.com/andrew](http://www.commscope.com/andrew)

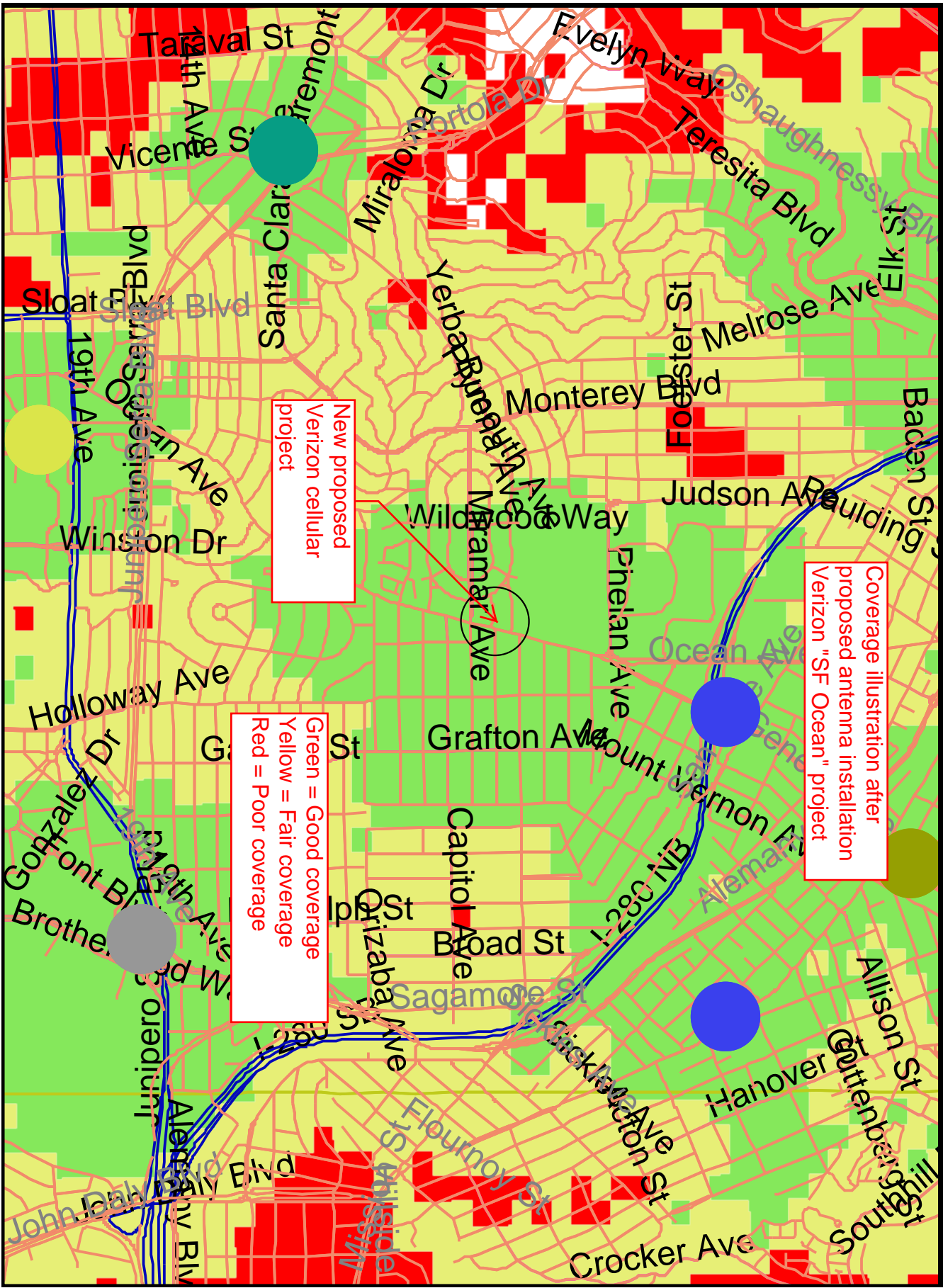
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See [www.commscope.com/andrew](http://www.commscope.com/andrew) for the most current information.



Green = Good coverage  
 Yellow = Fair coverage  
 Red = Poor coverage

Proposed site prior to installation of Verizon "SF Ocean" project. Currently poor coverage in this area.

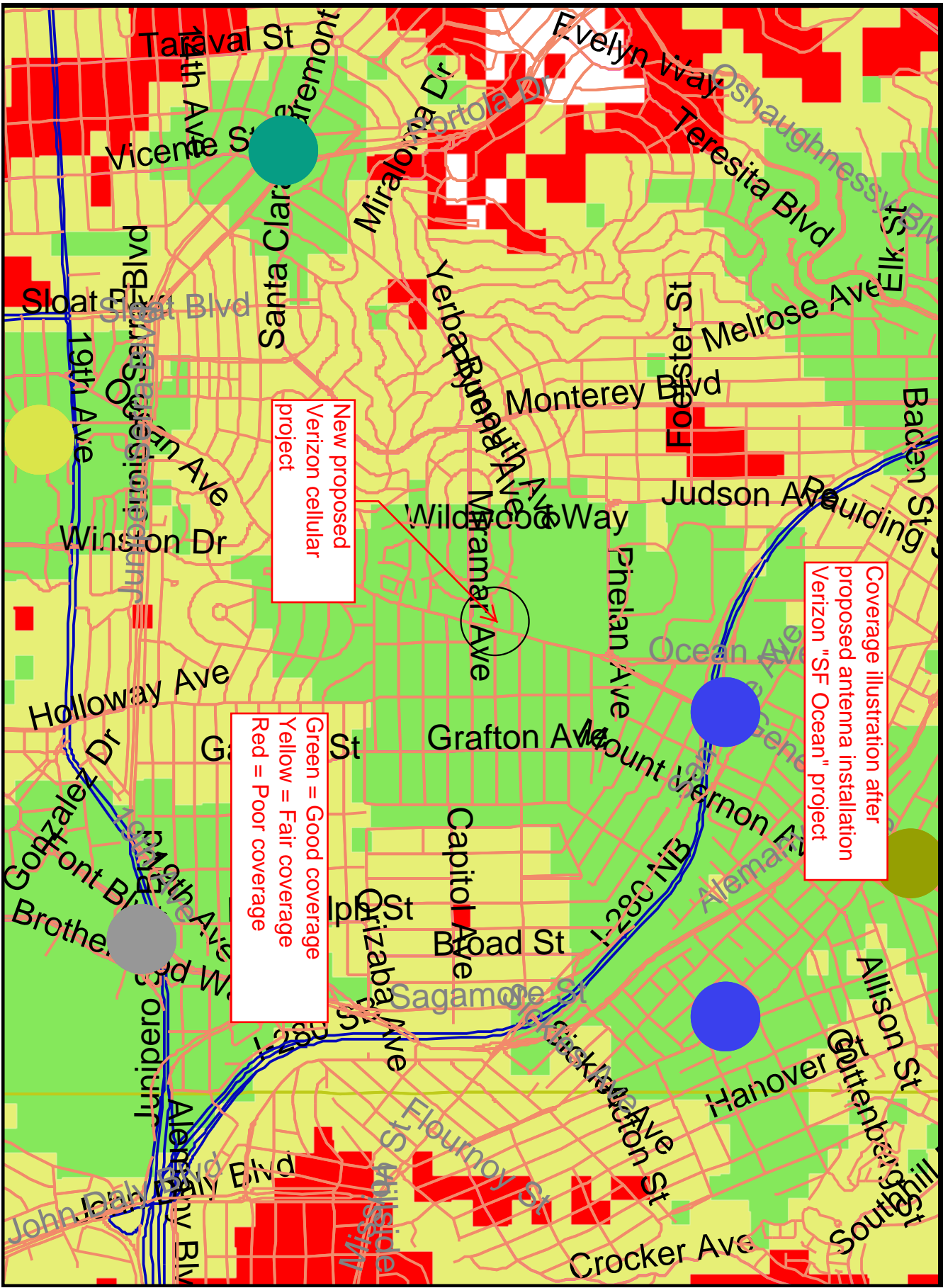
Coverage illustration prior to installation of new Verizon antenna cellular project "SF Ocean"



New proposed  
Verizon cellular  
project

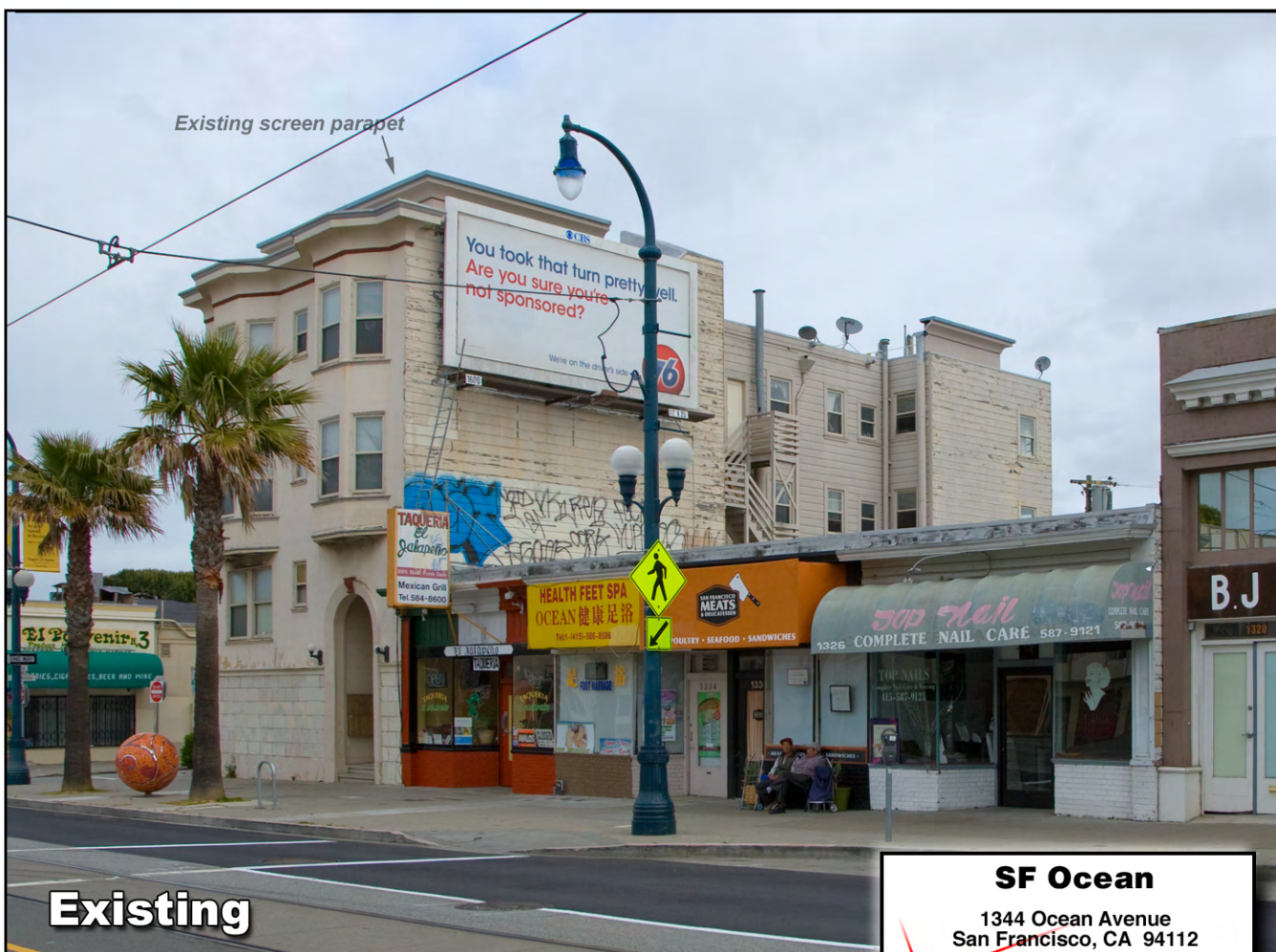
Coverage illustration after  
proposed antenna installation  
Verizon "SF Ocean" project

Green = Good coverage  
Yellow = Fair coverage  
Red = Poor coverage



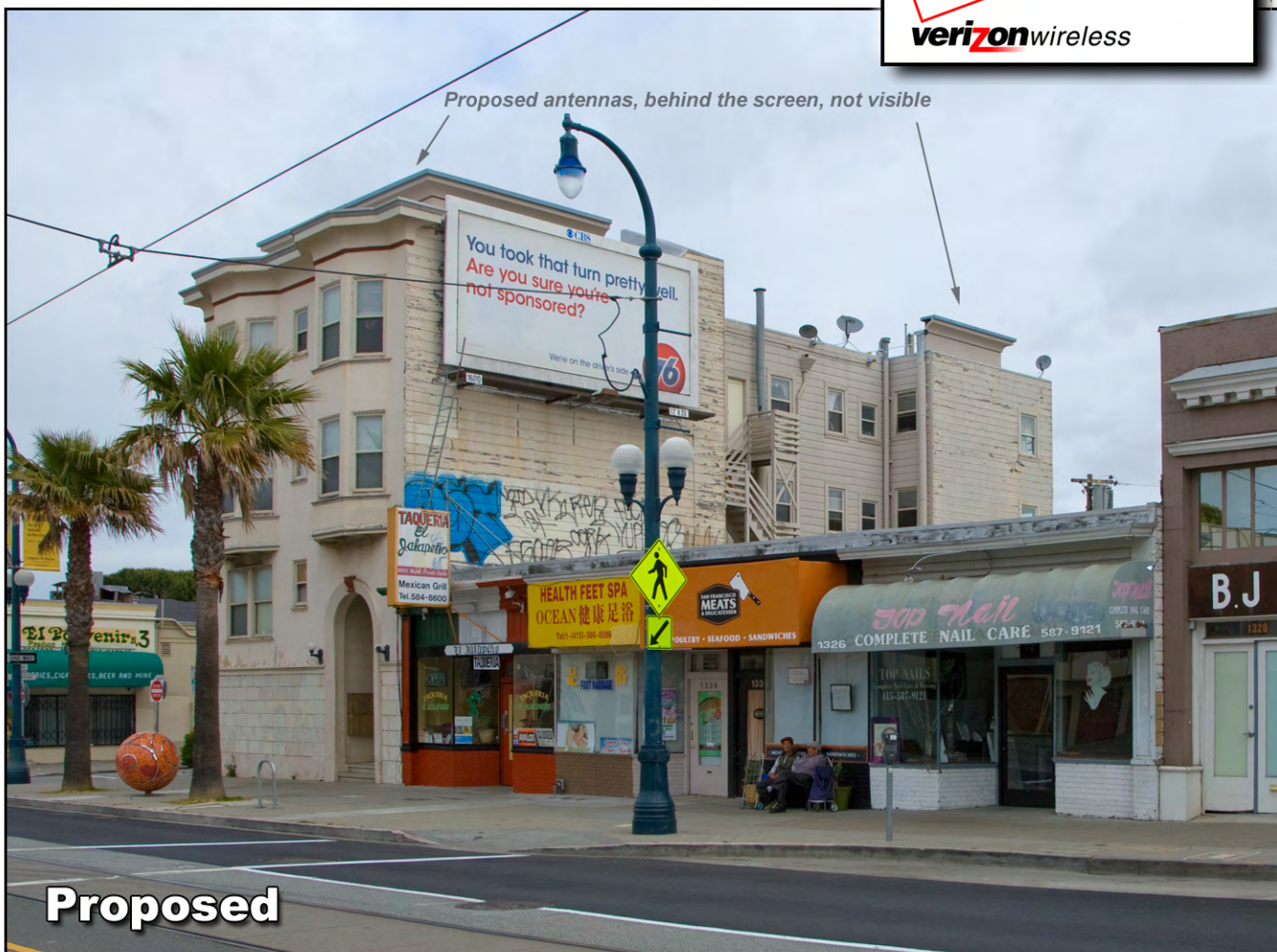


Photosimulation of view looking northwest from across Ocean Ave.



**Existing**

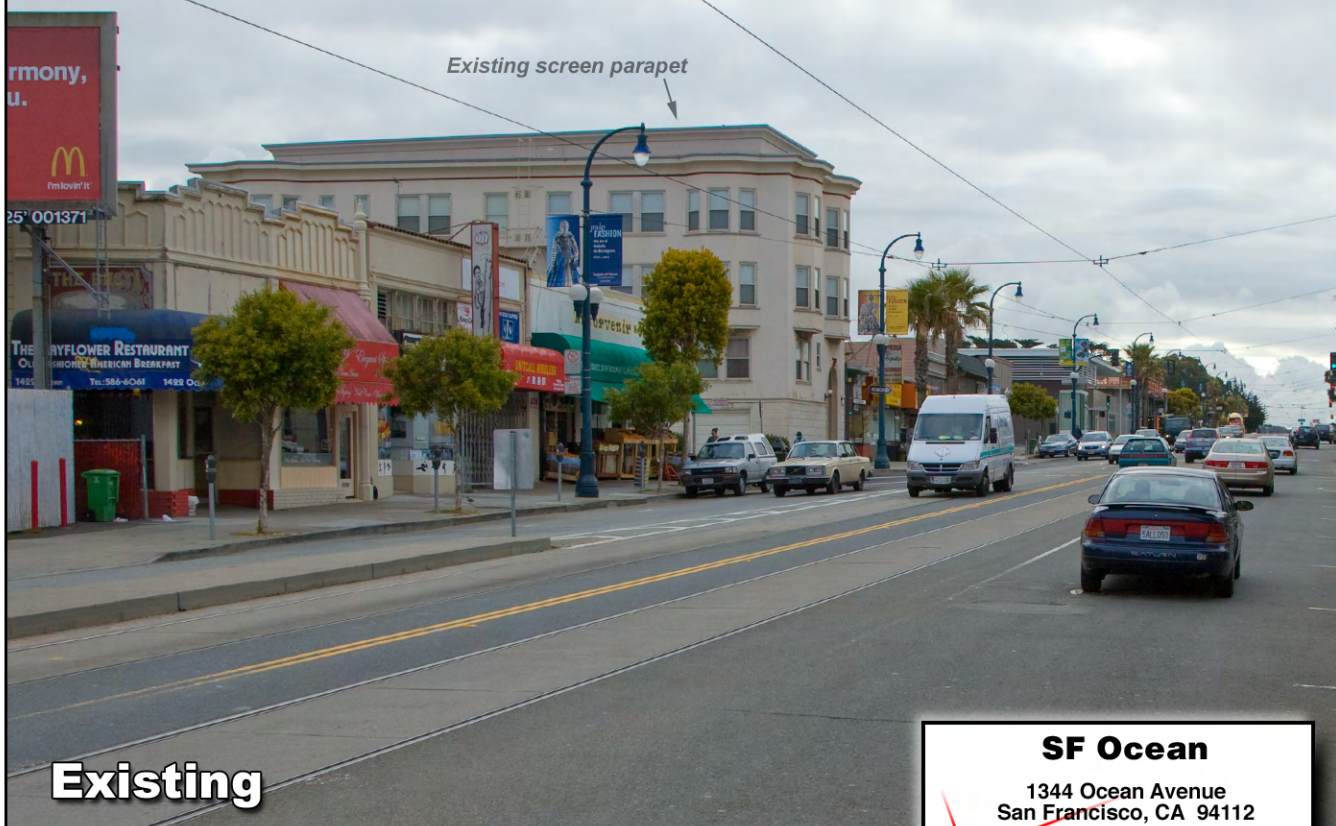
**SF Ocean**  
 1344 Ocean Avenue  
 San Francisco, CA 94112



**Proposed**

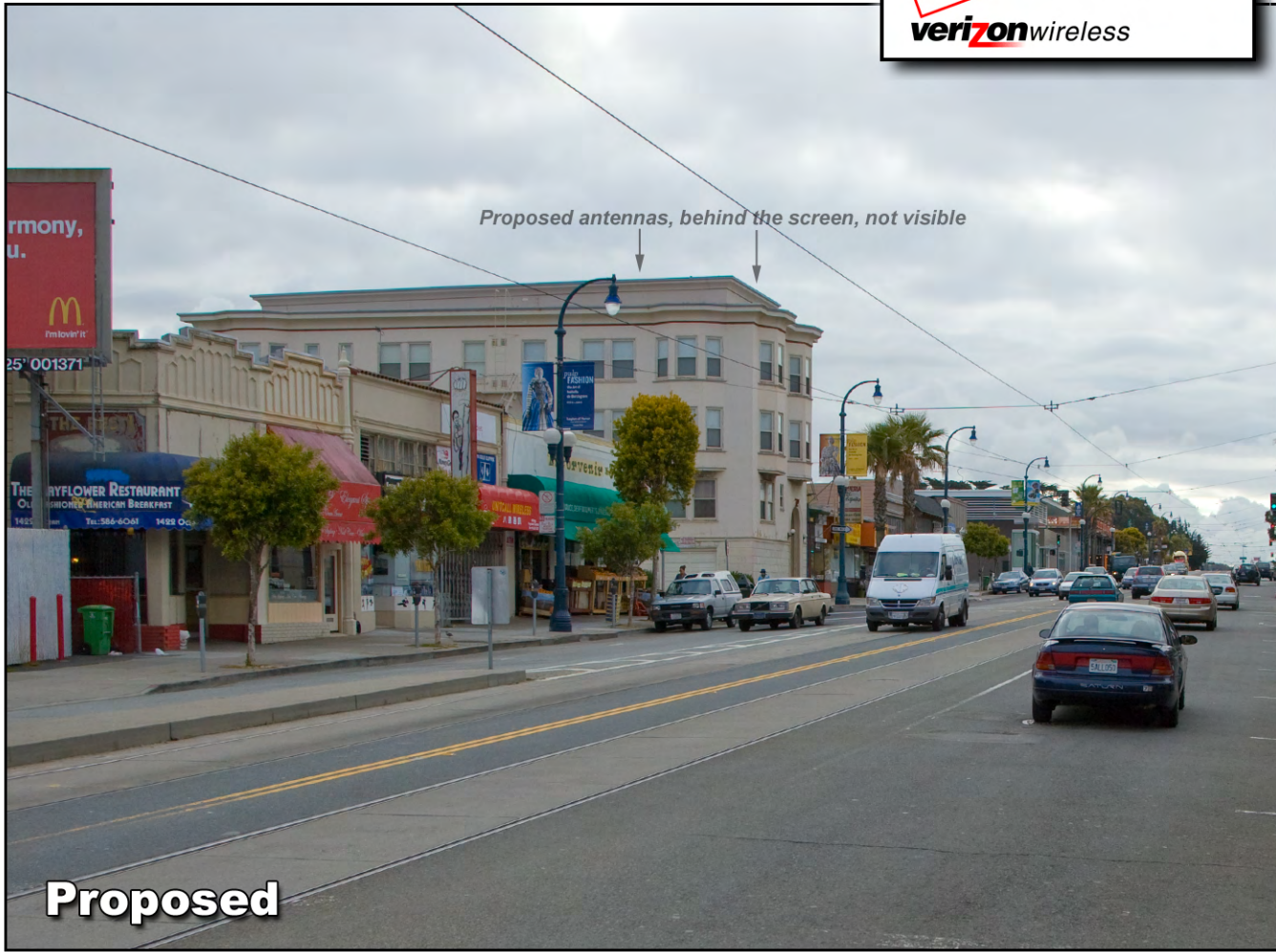


Photosimulation of view looking east along eastbound Ocean Ave.



**Existing**

**SF Ocean**  
 1344 Ocean Avenue  
 San Francisco, CA 94112

**Proposed**



Photosimulation of view looking south from Granada Ave, the neighborhood north of the building.



**Existing**

Existing screen parapet

**SF Ocean**  
 1344 Ocean Avenue  
 San Francisco, CA 94112



**Proposed**

Proposed antennas. behind the screen, not visible

## NOTICE OF NEIGHBORHOOD MEETING

**To: Neighbors and owners within 500' radius of 1344 Ocean Ave, San Francisco, CA.**

### Meeting Information

Date: Thursday, December 1st, 2011  
Time: 6:00 p.m.  
Where: 1344 Ocean Ave, Lobby  
San Francisco, California

### Site Information

Address: 1344 Ocean Ave, Lobby  
San Francisco, California

Zoning: NCT-Commercial

### Applicant

Complete Wireless Consulting on behalf of Verizon Wireless, 2009 V Street, Sacramento, CA., 95818

### Contact Information

Mark Lobaugh, Complete Wireless  
2009 V Street,  
Sacramento, CA 95818  
Tel. (916) 217-7513

Verizon Wireless is proposing to install additional antennas at an existing approved wireless facility at 1344 Ocean Ave., as part of its San Francisco wireless network. The proposed facility includes the installation of six (6) new panel antennas mounted to the roof deck behind stealth concealment parapet enclosures. In addition, ground equipment will be contained within the garage of this existing building.

You are invited to attend an informational community meeting at the Family Services Agency, building lobby, on Thursday, December 1st, 2011 at 6:00 p.m. to learn more about the project. This project will be scheduled for Planning Commission review after our neighborhood meeting.

If you have any questions regarding the proposal or are unable to attend the meeting, please contact Mark Lobaugh at (916) 217-7513. Please contact Adrian C. Putra at (415) 575-9079 with the San Francisco Planning Department 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) 440-4930 at your earliest convenience and we will make every effort to provide you with an interpreter.

## AVISO DE REUNIÓN EN EL VECINDARIO

**A: Vecinos y propietarios dentro de un radio de 500 pies de 1344 Ocean Ave., San Francisco, CA.**

### Información acerca de la reunión

Fecha: Jueves, primero de diciembre de 2011  
Hora: 6:00 de la tarde  
Lugar: 1344 Ocean Ave., Vestíbulo  
San Francisco, California

### Información sobre el sitio

Dirección: 1344 Ocean Ave., Vestíbulo  
San Francisco, California

Zonificación: NCT-Comercial

### Solicitante

Complete Wireless Consulting de parte de Verizon Wireless, 2009 V Street, Sacramento, CA, 95818

### Datos de contacto

Mark Lobaugh, Complete Wireless  
2009 V Street,  
Sacramento, CA 95818  
Tel. (916) 217-7513

Verizon Wireless propone instalar antenas adicionales en una instalación inalámbrica existente y aprobada en 1344 Ocean Ave., como parte de su red inalámbrica en San Francisco. La instalación propuesta incluye la instalación de seis (6) nuevas antenas panel montadas en la azotea detrás de recintos de pretil de ocultación. Además, se ubicará equipo de planta baja dentro del garaje del edificio existente.

Está usted invitado a asistir a una reunión informativa para la comunidad en *Family Services Agency* [Agencia de Servicios Familiares], en el vestíbulo del edificio, el día jueves, primero de diciembre de 2011 a las 6:00 de la tarde, para informarse más acerca del proyecto. La revisión de este proyecto por parte de la Comisión de Planeación será programada después de nuestra reunión del vecindario.

Si tiene alguna pregunta referente a la propuesta o no puede concurrir a la reunión, por favor comuníquese con Mark Lobaugh al (916) 217-7513. Por favor comuníquese con Adrian C. Putra, del Departamento de Planeación de San Francisco, al teléfono (415) 575-9079, si tiene alguna pregunta sobre el proceso de planeación.

NOTA: Si requiere la presencia de un intérprete en la reunión, por favor comuníquese con nuestra oficina al (415) 440-4930 a la mayor brevedad y haremos todo lo posible para proporcionarle un intérprete.

## 鄰舍會議通知

**致：居住在加州三藩市 1344 Ocean Ave 周圍 500 呎內的鄰居與業主**

### 會議資料

日期：2011 年 12 月 1 日，星期四

時間：下午 6 時

地點：加州三藩市 1344 Ocean Ave 大廳

### 會場資料

地址：加州三藩市 1344 Ocean Ave 大廳

劃區：NCT-商業

### 申請公司

Complete Wireless Consulting, 代表 Verizon Wireless 沙加緬度 V 街 2009 號, 加州郵區 95818

### 聯絡資料

Mark Lobaugh, Complete Wireless  
沙加緬度 V 街 2009 號, 加州郵區 95818  
電話：(916) 217-7513

Verizon Wireless 現正建議在位於 1344 Ocean Ave 既有並已獲批准的無線裝置中加設天線，作為該公司在三藩市無線網絡的一部分。所建議之裝置包括在隱蔽護牆背後的屋頂面上安裝 6 (陸) 塊新天線板。此外，地面器具將會安放在現有大廈的停車場內。

現謹敦請閣下參加一個提供資訊的社區會議。該會議將於 2011 年 12 月 1 日 (星期四) 下午 6 時在 *Family Services Agency* 大廈大廳內舉行，以提供更多該計劃資料。此計劃將於鄰舍會議後交由規劃委員會 (Planning Commission) 審核。

閣下若對該建議有任何疑問，或無法出席會議，請致電 (916) 217-7513 與 Mark Lobaugh 聯絡。若對三藩市規劃程序有任何問題，請致電 (415) 575-9079 與 Adrian C. Putra 聯絡。

註：若閣下需要大會提供傳譯員，請盡早致電 (415) 440-4930 與本辦事處聯絡。我們會盡力向閣下提供傳譯員。



1344 OCEAN AVE / NEIGHBORHOOD MEETING / 12/1/11

NAME	ADDRESS	QUESTION
Ken Kychwolehi	1270 Plymouth Ave	Basic info
Raymond Lum	1718 Ocean Av	Basic info
Kwok Kay Tam	262 Granada Ave	Basic Info
Laura Fey	1270 Plymouth Ave	RF concerns


# Verizonwireless

## SF OCEAN

1344 Ocean Avenue  
San Francisco, CA 94112

PSL # 182997

**L. D. STROBEL Co. Inc.**  
DESIGN / CONSTRUCTION



1022 SHARY CIRCLE, SUITE 9, CONCORD, CA. 94518  
PHONE: 925-686-3241 FAX: 925-686-3350



**REVISIONS**

NO.	DATE	DESCRIPTION
1	04/11/11	90% ZD
2	05/12/11	95% ZD

**SITE ADDRESS:**  
1344 OCEAN AVE  
SAN FRANCISCO, CA 94122  
SAN FRANCISCO COUNTY

**VERIZON WIRELESS**  
2785 MITCHELL DR. SUITE 9  
WALNUT CREEK, CA 94598

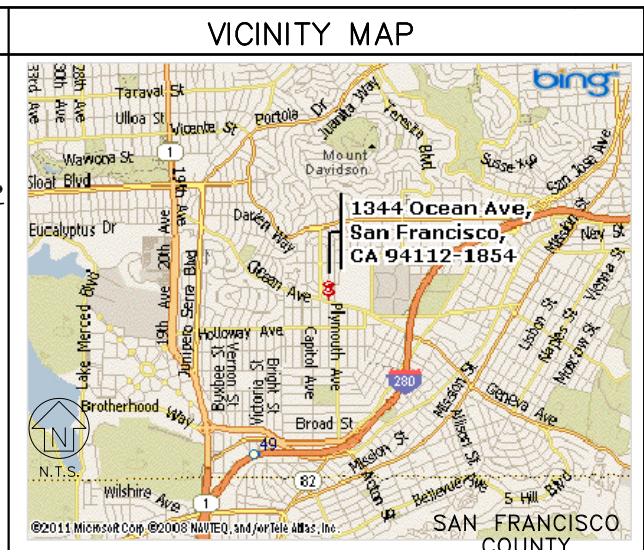
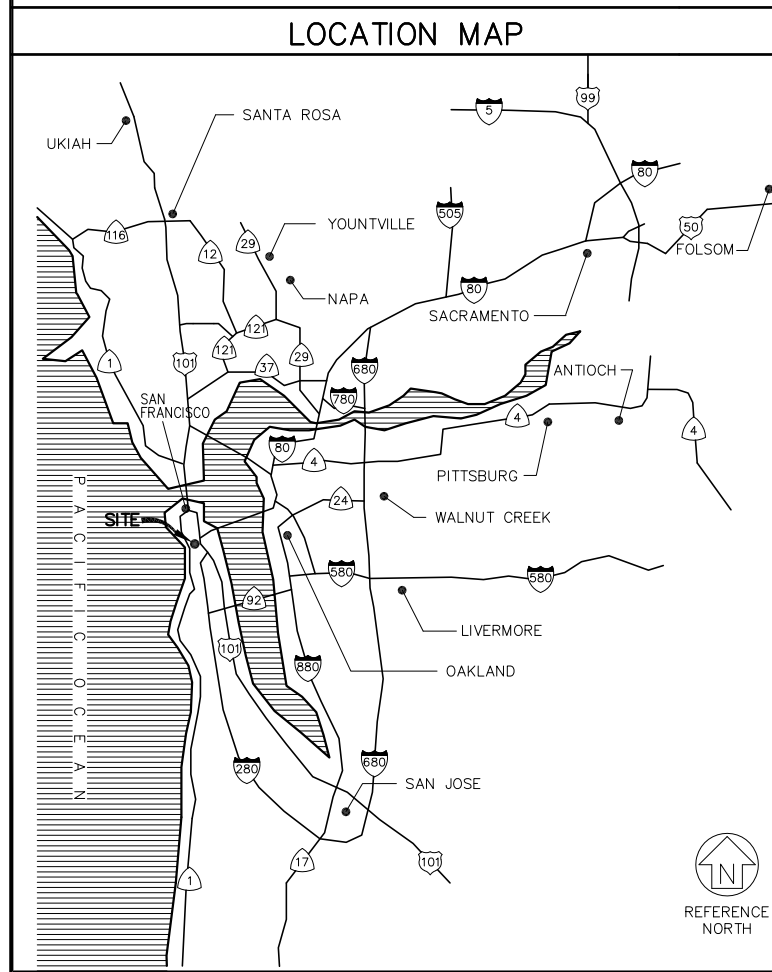
**PROPOSED EQUIPMENT INSTALLATION**  
SF OCEAN  
PSL # 182997



**DRAWN:** MRB **DATE:** 05/10/11  
**FILE:** 4508-T1

**T-1**

MADE IN U.S.A.



**DRIVING DIRECTIONS**

Start: 2785 Mitchell Dr, Walnut Creek, CA  
End: 1344 Ocean Ave, San Francisco  
Total Distance: 32.4 Miles


Start: Depart 2785 Mitchell Dr, Walnut Creek, CA 94598-1601 on Mitchell Dr (West) 0.2  
1: Turn LEFT (South-East) onto N Wiget Ln 0.3  
2: Turn RIGHT (West) onto Ygnacio Valley Rd 3.0  
3: Road name changes to Hillside Ave 0.1  
4: Take Ramp (RIGHT) onto SR-24 [Grove Shafter Fwy] towards CA-24/Oakland 13.5  
5: Turn RIGHT onto Ramp towards I-580/San Francisco/Hayward 0.4  
6: Keep RIGHT to stay on Ramp towards I-580/San Francisco 0.3  
7: Take Ramp (LEFT) onto I-580 [MacArthur Fwy] towards I-580/San Francisco 0.8  
8: Take Ramp (LEFT) onto I-80 towards I-80/San Francisco 8.5  
9: Merge onto US-101 [James Lick Fwy] 2.0  
10: Keep RIGHT onto Ramp towards I-280/Daly City 0.3  
11: Take Ramp (LEFT) onto I-280 [John F Foran Fwy] towards I-280/Daly City 2.2  
12: Turn RIGHT onto Ramp towards Ocean Ave/Geneva Ave 0.1  
13: Keep RIGHT to stay on Ramp towards Ocean Ave 0.1  
14: Bear RIGHT (West) onto Ocean Ave 0.5  
End: Arrive 1344 Ocean Ave, San Francisco, CA 94112-1854

**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE 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.

- CALIFORNIA ADMINISTRATIVE CODE (INCLUDING TITLES 24 & 25)
- 2010 CALIFORNIA BUILDING CODE
- 2010 CALIFORNIA MECHANICAL CODE
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA ELECTRIC CODE
- 2010 COUNTY ORDINANCES
- 2010 CALIFORNIA FIRE CODE

**ACCESSIBILITY REQUIREMENTS:**  
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2007 CALIFORNIA BUILDING CODE, TITLE 24, PART 2, VOLUME 1, CHAPTER 11B, SECTION 1123B.2, EXCEPTION 1.



Under ground Service Alert of Central/Northern California  
CALL: TOLL FREE 1-800-227-2600  
TWO WORKING DAYS BEFORE YOU DIG

**BUILDING/SITE DATA LEGEND**

A.P.N.: 3198-016  
PROJECT ID: 2010517912  
SITE No.: PSL# 182997  
JURISDICTION: CITY OF SAN FRANCISCO  
ZONING: NCT (NEIGHBORHOOD COMMERCIAL TRANSIT)  
AREA OF CONSTRUCTION: 2500 SQ. FT.

LATITUDE: N 37°43'27.54"      N 37°43'27.30"  
LONGITUDE: W 122°27'21.95" (NAD 27)      W 122°27'25.85" (NAD 83)

**PROJECT DESCRIPTION**

INSTALLATION OF A WIRELESS COMMUNICATIONS FACILITY, INCLUDING 10'x18' GROUND LEVEL LEASE AREA & ROOFTOP ANTENNA LOCATION, THE INSTALLATION OF PROPOSED INDOOR EQUIPMENT CABINETS W/ APPLETON PLUG. THE INSTALLATION OF (6) PANEL ANTENNAS (2) EACH PER SECTOR MOUNTED ON (E) STEALTH SCREEN WALL.

**PROJECT DATA**

**APPLICANT:**  
VERIZON WIRELESS  
WALNUT CREEK EXECUTIVE PARK  
2785 MITCHELL DRIVE SUITE 9  
WALNUT CREEK, CA 94598

**OWNER:**  
1001 MONTEREY BLVD  
SAN FRANCISCO, CA 94127  
CONTACT: FRANK NAVARO

**CONSTRUCTION MANAGER:**  
COMPLETE WIRELESS CONSULTING, INC.  
2009 V STREET SACRAMENTO, CA  
95818 CONTACT: MARK CASEY  
(916) 508-7945

**CIVIL ENGINEER:**  
L.D. STROBEL CO. INC.  
1022 SHARY CIR. SUITE 9  
CONCORD, CA 94518  
CONTACT: LARRY STROBEL  
(925) 686-3241

**SURVEYOR:**  
14407 CORTE LEJOS  
BAKERSFIELD, CA 93314  
CONTACT: PHIL AUER  
(510) 715-6129 CELL

**ELECTRICAL ENGINEER:**  
RANDALL LAMB  
208 UTAH ST. STE. 201  
SAN FRANCISCO, CA 94103  
CONTACT: RUDY ZEPEDA  
(415) 512-9771

**SHEET INDEX**

T-1 COVER SHEET: PROJECT TITLE, MAPS, AND INFORMATION  
LS1 SITE SURVEY  
A-1 OVERALL SITE PLAN  
A-1.1 SITE PLAN  
A-2 ENLARGED SITE PLAN  
A-3 ELEVATIONS

**L.D. STROBEL Co. INC.**  
 DESIGN / CONSTRUCTION  
 WIRELESS COMMUNICATIONS

1022 SHARY CIRCLE, SUITE 9, CONCORD, CA. 94518  
 PHONE: 925-686-3241 FAX: 925-686-3350



**REVISIONS**

NO.	DATE	DESCRIPTION
1	04/11/11	90% ZD
2	05/12/11	95% ZD

**SITE ADDRESS:**  
 1344 OCEAN AVE  
 SAN FRANCISCO, CA 94122  
 SAN FRANCISCO COUNTY

**VERIZON WIRELESS**  
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 WALNUT CREEK, CA 94598

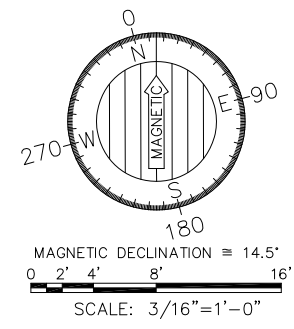
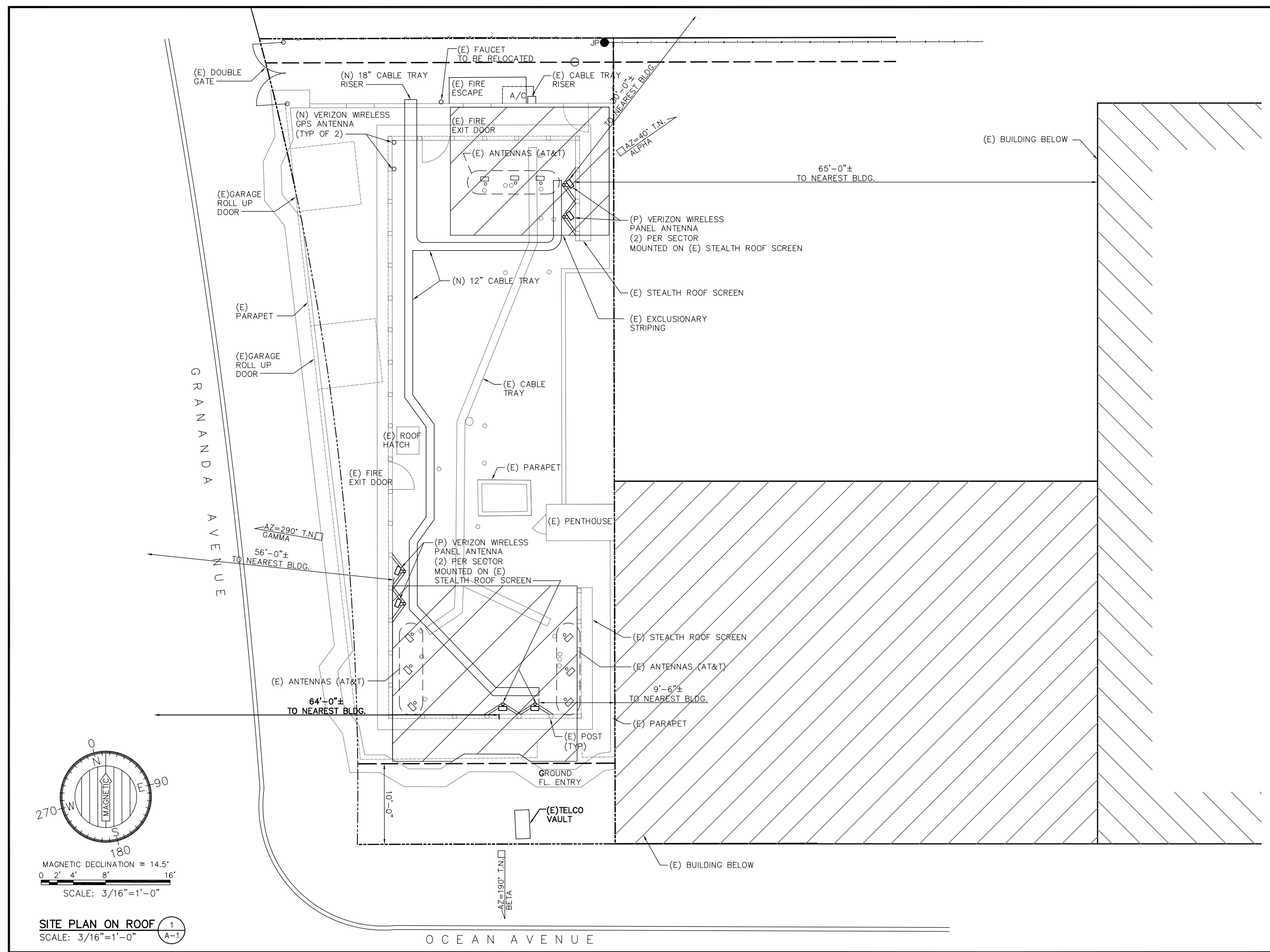
PROPOSED EQUIPMENT INSTALLATION  
**SF OCEAN**  
 PSL # 182997



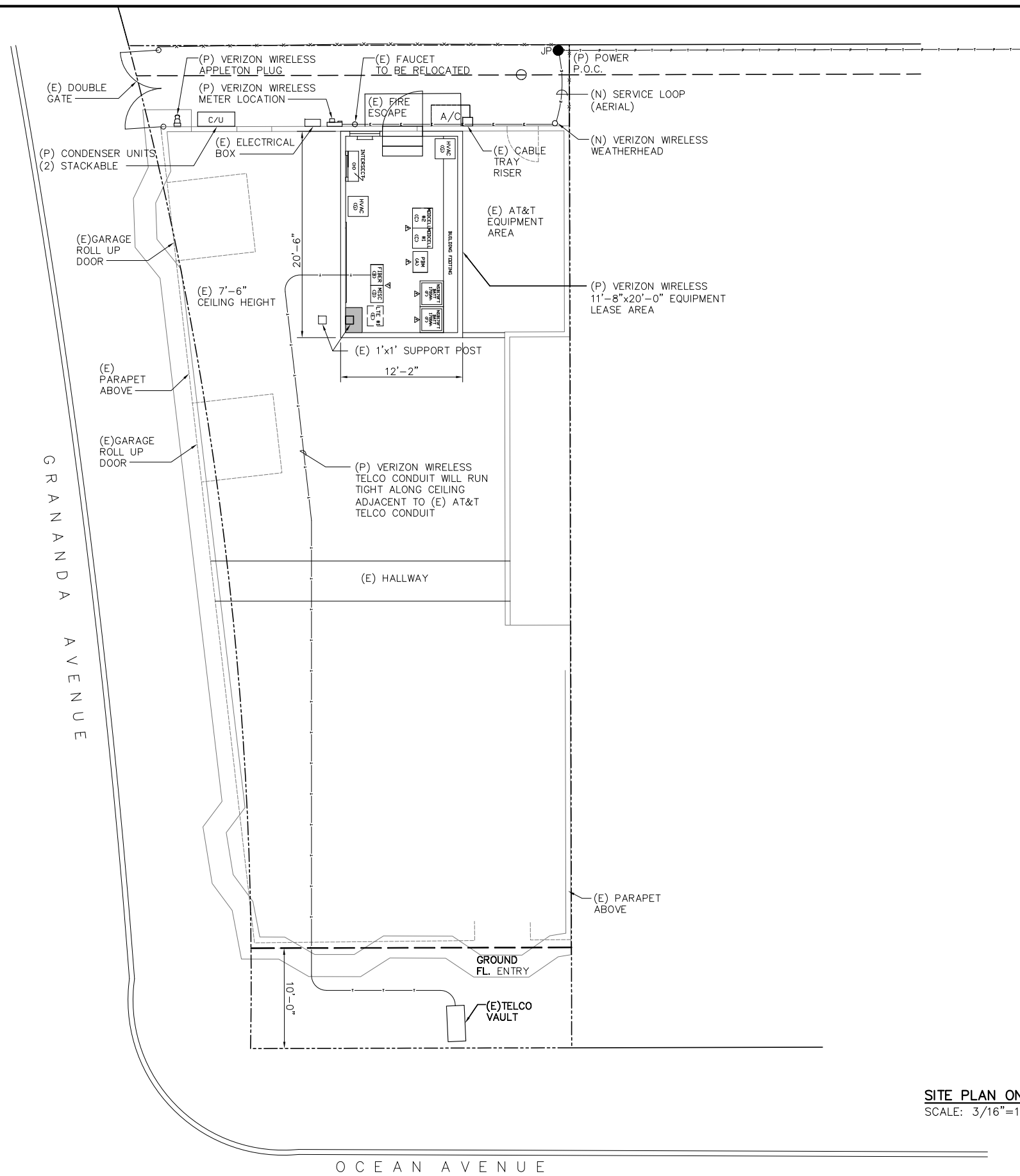
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 FILE: 4508-A1  
 SHEET NO.

**A-1**

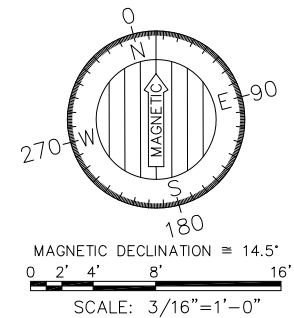
MADE IN U.S.A.



**SITE PLAN ON ROOF**  
 SCALE: 3/16"=1'-0" 1  
A-1



SITE PLAN ON GROUND LEVEL 1  
SCALE: 3/16"=1'-0" A-1.1



**L. D. STROBEL Co. INC.**  
DESIGN / CONSTRUCTION

WIRELESS COMMUNICATIONS

1022 SHARY CIRCLE, SUITE 9, CONCORD, CA. 94518  
PHONE: 925-686-3241 FAX: 925-686-3350



REVISIONS		
NO.	DATE	DESCRIPTION
1	04/11/11	90% ZD
2	05/12/11	95% ZD

SITE ADDRESS:  
1344 OCEAN AVE  
SAN FRANCISCO, CA 94122  
SAN FRANCISCO COUNTY

VERIZON WIRELESS  
2785 MITCHELL DR. SUITE 9  
WALNUT CREEK, CA 94598

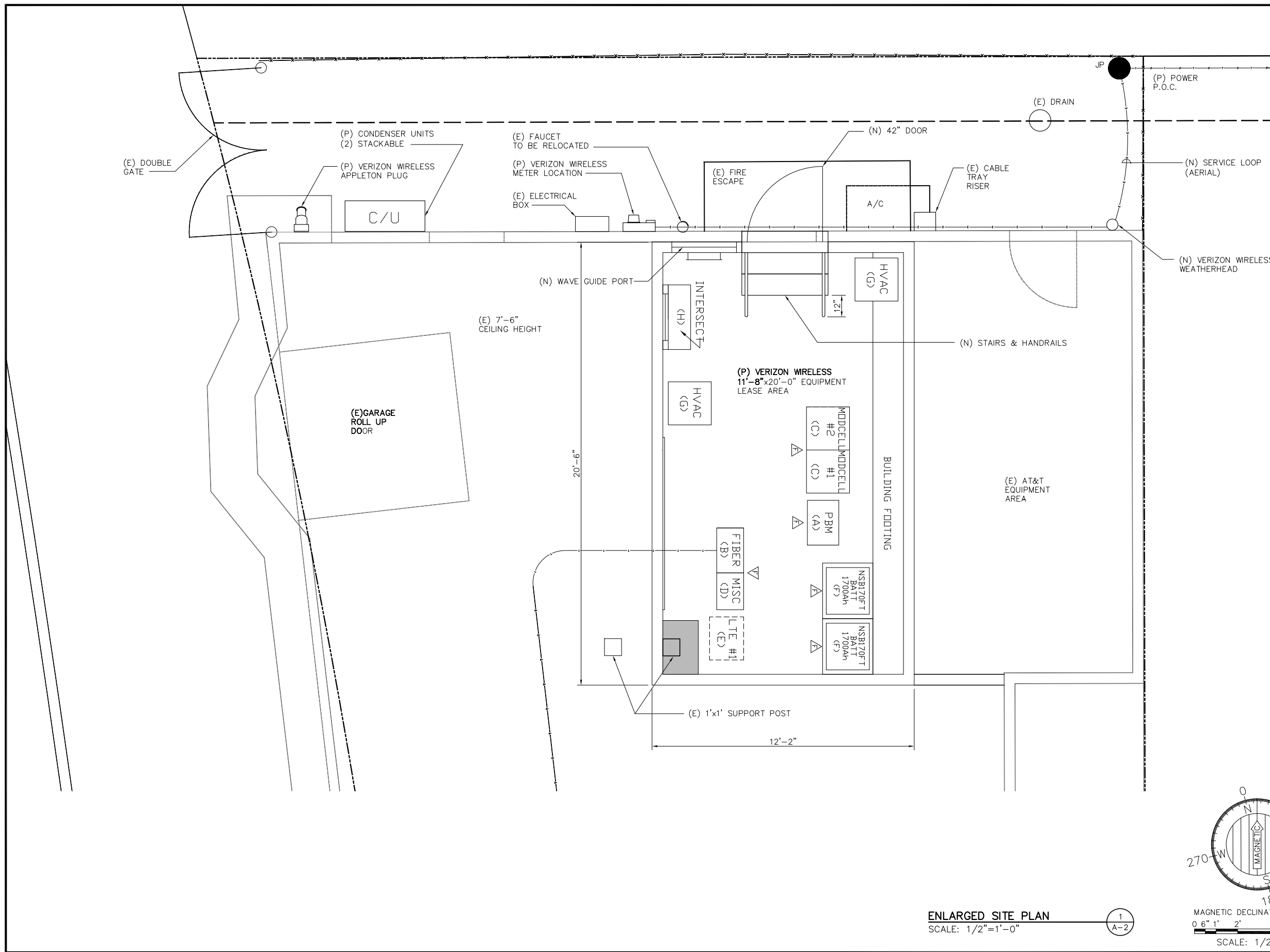
PROPOSED EQUIPMENT INSTALLATION  
SF OCEAN  
PSL # 182997



DRAWN: MRB | DATE: 5/10/11  
FILE: 4508-A1.1  
SHEET NO.

**A-1.1**

MADE IN U.S.A.



**L. D. STROBEL Co. INC.**  
 DESIGN / CONSTRUCTION  
 WIRELESS COMMUNICATIONS

1022 SHARY CIRCLE, SUITE 9, CONCORD, CA. 94518  
 PHONE: 925-686-3241 FAX: 925-686-3350



**REVISIONS**

NO.	DATE	DESCRIPTION
1	04/11/11	90% ZD
2	05/12/11	95% ZD

**SITE ADDRESS:**  
 1344 OCEAN AVE  
 SAN FRANCISCO, CA 94122  
 SAN FRANCISCO COUNTY

**VERIZON WIRELESS**  
 2785 MITCHELL DR. SUITE 9  
 WALNUT CREEK, CA 94598

PROPOSED EQUIPMENT INSTALLATION  
**SF OCEAN**  
 PSL # 182997

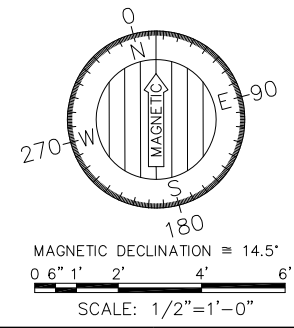


DRAWN: MRB | DATE: 5/10/11  
 FILE: 4508-A2  
 SHEET NO.

**A-2**

MADE IN U.S.A.

**ENLARGED SITE PLAN**  
 SCALE: 1/2" = 1'-0"





**L.D. STROBEL Co. INC.**  
DESIGN / CONSTRUCTION

WIRELESS COMMUNICATIONS

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**REVISIONS**

NO.	DATE	DESCRIPTION
1	04/11/11	90% ZD
2	05/12/11	95% ZD

SITE ADDRESS:  
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SAN FRANCISCO, CA 94122  
SAN FRANCISCO COUNTY

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WALNUT CREEK, CA 94598

PROPOSED EQUIPMENT INSTALLATION  
SF OCEAN  
PSL # 182997



DRAWN: MRB | DATE: 6/17/11  
FILE: 4508-A3  
SHEET NO.

**A-3**

MADE IN U.S.A.

