



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: MARCH 15, 2011

Date: March 8, 2012
Case No.: 2012.0059C
Project Address: 1100 Divisadero Street
Current Zoning: NC-2 (Neighborhood Commercial, Small Scale)
65-A Height and Bulk District
Block/Lot: 1128/020
Project Sponsor: Eric Lentz, Permit Me for AT&T Wireless
430 Bush Street, 5th Floor
San Francisco, CA 94108
Staff Contact: Sara Vellve – (415) 558-6263
sara.vellve@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
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PROJECT DESCRIPTION

AT&T proposes to install up to twelve panel antennas in an existing church steeple that would be increased in height by approximately ten feet. The associated mechanical equipment cabinets would be located at grade along the east property line approximately 15 feet from the Turk Street property line. The site would operate as part of AT&T's wireless transmission network on a Location Preference One site (Preferred Location – Publicly-Used Structure) according to the Wireless Telecommunications Services (WTS) Siting Guidelines. Each antenna measures approximately 6' high by 1' wide by 7" thick. The antennas would be mounted in an enlarged church steeple, constructed of radio frequency transparent material, at a maximum height of 40' above grade. The top of the steeple would reach a maximum height of 46' above grade.

SITE DESCRIPTION AND PRESENT USE

Lot 020 in Assessor's Block 1128 is approximately 19,000 square feet in area and located at the northeast corner of Divisadero and Turk Streets. The one-story building, known as the Presbytery of San Francisco, was built in 1976 as a church and fronts Turk Street. An adjacent lot to the north, used as parking, is also owned by the church, and as a result, the site reads as one lot along Divisadero Street fronting on both Turk and Eddy Streets. The steeple that would be enlarged to accommodate the proposed antennas is on Turk Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located within the Western Addition neighborhood and is three blocks south of Geary Boulevard. The subject site is zoned NC-2, zoning districts which are intended to serve as the City's Small-Scale Neighborhood Commercial Districts. These districts are linear shopping streets which provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and

often includes specialty retail stores, restaurants, and neighborhood-serving offices. In this NC-2 District, commercial operations along Divisadero Street include a Walgreens, laundries, corner markets, and small restaurants.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	February 24, 2012	February 24, 2012	20 days
Posted Notice	20 days	February 24, 2012	February 24, 2012	20 days
Mailed Notice	20 days	February 24, 2012	February 21, 2012	23 days

PUBLIC COMMENT

As of March 7, 2012 the Department has received public comment in support of, and opposition to, the proposal.

ISSUES AND OTHER CONSIDERATIONS

- The project will conceal the antennas behind radio frequency transparent material.
- The project is a Location Preference 1, preferred location. Publicly-used structures (a church in this case) are considered public facilities per the WTS Facilities Siting Guidelines and are categorized as preferred WTS siting locations.
- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspection.
- A Five Year Plan with approximate longitudinal and latitudinal coordinates of proposed locations, including the subject site, was submitted.
- All required public notifications were conducted in compliance with the City’s code and policies.
- The project will improve service/coverage to an area that currently receives marginal coverage during all demand periods.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use authorization pursuant to Planning Code Sections 711.83 and 303 to allow the installation of wireless facilities.

BASIS FOR RECOMMENDATION

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

- The project complies with the applicable requirements of the Planning Code.
- The project is consistent with the objectives and policies of the General Plan.
- The project is consistent with the 1996 WTS Facilities Siting Guidelines, Planning Commission Resolution No. 14182.
- The project site is a Location Preference 1, a preferred location (church), according to the Wireless Telecommunications Services (WTS) Siting Guidelines.
- The project will improve service/coverage to an area that currently receives marginal coverage during all demand periods.

RECOMMENDATION: Approval with Conditions
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- Executive Summary
- Draft Motion
- Zoning District Map
- Height & Bulk Map
- Parcel Map
- Sanborn Map
- Aerial Photo

Project Sponsor Submittal

- Context Photos
- Site Photos
- Drawings: Proposed Project
- Photo Simulations
- Coverage Maps
- RF Report
- DPH Approval
- Community Outreach Report
- SHPO Review

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

SV:



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

HEARING DATE: MARCH 15, 2012

Date: March 8, 2012
Case No.: **2011.0802C**
Project Address: **1100 Divisadero Street**
Current Zoning: NC-2 (Neighborhood Commercial, Small Scale)
 65-A Height and Bulk District
Block/Lot: 1128/020
Project Sponsor: Eric Lentz, Permit Me for AT&T Wireless
 430 Bush Street, 5th Floor
 San Francisco, CA 94108
Staff Contact: Sara Vellve – (415) 558-6263
 sara.vellve@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 711.83 AND 303 TO INSTALL A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF TWELVE PANEL ANTENNAS WITHIN AN ENLARGED CHURCH STEEPLE AND RELATED EQUIPMENT AT GRADE AT AN EXISTING ONE-STORY CHURCH (PRESBYTERY OF SAN FRANCISCO) AS PART OF AT&T'S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN A NC-2 (NEIGHBOHOOD COMMERCIAL, SMALL SCALE) ZONING DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.

PREAMBLE

On July 26, 2011, AT&T Wireless (hereinafter "Project Sponsor"), made an application (hereinafter "application"), for Conditional Use Authorization on the property at 1100 Divisadero Street, Lot 020 in Assessor's Block 1128, (hereinafter "project site") to install a wireless telecommunications facility consisting of twelve panel antennas within an enlarged church steeple and related equipment at grade at an existing one-story church (Presbytery of San Francisco) as part of AT&T's wireless telecommunications network within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and a 65-A Height and Bulk District.

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

On March 15, 2012, the San Francisco Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization.

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

MOVED, that the Commission hereby authorizes the Conditional Use in Application No. 2011.0802C, 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.** Lot 020 in Assessor's Block 1128 is approximately 19,000 square feet in area and located at the northeast corner of Divisadero and Turk Streets. The one-story building, known as the Presbytery of San Francisco, was built in 1976 as a church and fronts Turk Street. An adjacent lot to the north, used as parking, is also owned by the church, and as a result, the site reads as one lot along Divisadero Street fronting on both Turk and Eddy Streets. The steeple that would be enlarged to accommodate the proposed antennas is on Turk Street.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Western Addition neighborhood and is three blocks south of Geary Boulevard. The subject site is zoned NC-2, zoning districts which are intended to serve as the City's Small-Scale Neighborhood Commercial Districts. These districts are linear shopping streets which provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. In this NC-2 District, commercial operations along Divisadero Street include a Walgreens, laundries, corner markets, and small restaurants.
4. **Project Description.** AT&T proposes is to install up to twelve panel antennas in an existing church steeple that would be increased in height by approximately ten feet. The associated mechanical equipment cabinets would be located at grade along the east property line approximately 15 feet from the Turk Street property line. The site would operate as part of AT&T's wireless transmission network on a Location Preference One site (Preferred Location – Publicly-Used Structure) according to the *Wireless Telecommunications Services (WTS) Siting Guidelines*. Each antenna measures approximately 6' high by 1' wide by 7" thick. The antennas would be mounted in an enlarged church steeple, constructed of radio frequency transparent material, at a maximum height of 40' above grade. The top of the steeple would reach a maximum height of 46' above grade.

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

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

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

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

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

On March 15, 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 711.83 and 303 to install a wireless telecommunications facility consisting of twelve panel antennas in an enlarged church steeple and related equipment outside at grade as part of AT&T’s wireless telecommunications network.

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of buildings for the siting of wireless telecommunications facilities. Under the *Guidelines*, the Project is a Location Preference Number 1, as it is a preferred location for publicly used structure (church).

¹ PC Resolution 16539, passed March 13, 2003.

7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 700 - 2600 Megahertz (MHZ) bands, which is regulated by the Federal Communications Commission (FCC) and which must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.
8. **Radiofrequency (RF) Emissions:** The project sponsor retained Hammett & Edison, Inc., a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. Pursuant to the *Guidelines*, the Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the *Guidelines*.
9. **Department of Public Health Review and Approval.** The proposed project was referred to the Department of Public Health (DPH) for emissions exposure analysis. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. AT&T proposes to install twelve new antennas. The antennas will be mounted at a height of approximately 40 feet above the ground. The estimated ambient RF field from the proposed AT&T transmitters at ground level is calculated to be 0.055 mW/sq cm., which is 10% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 67 feet and does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish, and Chinese. Workers should not have access to within 14 feet of the front of the antennas while in operation.
10. **Maintenance Schedule.** The proposed facility would operate without on-site staff but with a two-person maintenance crew visiting the property approximately once a month and on an as-needed basis to service and monitor the facility.
11. **Community Outreach.** Per the *Guidelines*, the project sponsor held a Community Outreach Meeting for the proposed project. The meeting was held from 7:00 P.M. to 7:30 P.M. on Wednesday, September 21, 2011 at the Western Addition Branch Library, located at 1550 Scott Street. Eleven members of the public attended the meeting.
12. **Five-year plan:** Per the *Guidelines*, the project sponsor submitted its latest five-year plan, as required, in October 2011.
13. **Public Comment.** As of March 7, 2012 the Department has received public comment in support of, and opposition to, the proposal.
14. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Use.** Per Planning Code Sections 711.83, a Conditional Use authorization is required for a public use, such as wireless transmission facility.

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 on a city wide basis, and not limited to certain areas. This includes the installation and upgrading of systems throughout the City to keep up with changing technology and increases in usage. It is desirable for the City to allow wireless facilities to be installed in all areas in order to provide seamless coverage.

The proposed project at 1100 Divisadero Street will be generally desirable and compatible with the surrounding neighborhood because the project will not conflict with the existing uses 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.

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

Coverage: San Francisco does have sufficient overall wireless coverage (note that this is separate from carrier service). It is necessary throughout 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 buildings break up coverage. Thus, telecommunication carriers often install additional installations to make sure coverage is sufficient throughout the City.

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 throughout the City.

The proposed project at 1100 Divisadero Street is necessary in order to achieve sufficient street and in-building mobile phone coverage in the City-wide network. Recent drive tests in the subject area conducted by the AT&T Radio Frequency Engineering Team provide conclusive evidence that the subject property is the most viable location, based on factors including quality of coverage,

population density, land use compatibility, zoning and aesthetics. The proposed coverage area will serve the vicinity generally bounded by Broderick Street, Golden Gate Avenue, Pierce Street, and Geary Boulevard, as indicated in the coverage maps. This facility will fill in the gaps to improve coverage in the Western Addition area as well as to provide necessary facilities for emergency transmission and improved communication for the neighborhood, community and the region.

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

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

The proposed project must comply with all applicable Federal and State regulations to safeguard the health, safety and to ensure that persons residing or working in the vicinity 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 increase in traffic volume is anticipated with the facilities operating unmanned, with a single maintenance crew visiting the site once a month or on an as-needed basis.

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

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

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

The proposed antennas would be located within an approximately 10-foot tall addition to an existing church steeple located on Turk Street. The overall shape, or footprint, of the steeple would not be altered. The project will not affect the existing landscaping.

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

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

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

The proposed project is consistent with the stated purposes of the NC-2 District in that the intended use is located in an existing church steeple that would be increased in height by approximately 10 feet.

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

HOUSING ELEMENT

BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE

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

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

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

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

URBAN DESIGN

HUMAN NEEDS

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

POLICY 4.14 - Remove and obscure distracting and cluttering elements.

The Project adequately “stealths” the proposed antennas by locating them within an existing structure, which would be increased in height by approximately 10 feet. The related equipment would be screened from view by a fence.

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 throughout 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 entire 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 entire City by enhancing the business climate through improved communication services for residents and workers.

VISITOR TRADE

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

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

The Project will ensure that residents and visitors have adequate public service in the form of AT&T's mobile telecommunications.

COMMUNITY SAFETY ELEMENT

Objectives and Policies

OBJECTIVE 3:

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

Policy 1:

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

Policy 2:

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

Policy 3:

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

Policy 4:

Establish and maintain an adequate Emergency Operations Center.

Policy 5:

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

Policy 6:

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

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

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 effect on housing in the vicinity.

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

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

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

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

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

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

- G. That landmarks and historic buildings be preserved.

The proposed steeple alterations do not cause the removal or alteration of any significant architectural features and has been determined to be categorically exempt as class 3.

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

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

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

DECISION

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Conditional Use authorization under Planning Code Sections 711.83 and 303 to install up to twelve panel antennas and associated equipment cabinets on the property known as the Presbytery of San Francisco as part of a wireless transmission network operated by AT&T Wireless on a Location Preference One (Preferred Location – Publicly Used Structure) according to the *Wireless Telecommunications Services (WTS) Siting Guidelines*, within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and a 65-A Height and Bulk District and subject to the conditions of approval attached hereto as **Exhibit A**.

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

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **March 15, 2012**.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 15, 2012

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 711.83 and 303 to install a wireless telecommunications facility consisting of twelve panel antennas with related equipment, a Location Preference 1 (Preferred Location – Publicly Used Structure) according to the *Wireless Telecommunications Services (WTS) Siting Guidelines*, as part of AT&T's wireless telecommunications network within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and a 65-A 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 **March 15, 2012** under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

3. **Validity and Site Verification.** The subject wireless telecommunications use is authorized as long as an independent evaluator determines that the information and conclusions submitted by AT&T in support of its request for conditional use are accurate. AT&T shall fully cooperate with the evaluator and shall provide any and all data requested by the evaluator to allow the evaluator to verify that the maps, data and conclusions about service coverage submitted by AT&T are accurate. AT&T shall bear all costs of said evaluation. The independent evaluator, upon request by AT&T, shall keep the submitted data confidential and shall sign a confidentiality agreement acceptable to AT&T. The independent evaluator shall be a professional engineer licensed by the State of California.

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

DESIGN – COMPLIANCE AT PLAN STAGE

4. **Plan Drawings - WTS.** Prior to the issuance of any building or electrical permits for the installation of the facilities, the Project Sponsor shall submit final scaled drawings for review and approval by the Planning Department ("Plan Drawings"). The Plan Drawings shall describe:
 - a. **Structure and Siting.** Identify all facility related support and protection measures to be installed. This includes, but is not limited to, the location(s) and method(s) of placement, support, protection, screening, paint and/or other treatments of the antennas and other appurtenances to

insure public safety, insure compatibility with urban design, architectural and historic preservation principles, and harmony with neighborhood character.

- b. For the Project Site, regardless of the ownership of the existing facilities. Identify the location of all existing antennas and facilities; and identify the location of all approved (but not installed) antennas and facilities.
- c. Emissions. Provide a report, subject to approval of the Zoning Administrator, that operation of the facilities in addition to ambient RF emission levels will not exceed adopted FCC standards with regard to human exposure in uncontrolled areas.

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

5. **Screening - WTS.** To the extent necessary For information about compliance with adopted FCC regulations regarding human exposure to RF emissions, and upon the recommendation of the Zoning Administrator, the Project Sponsor shall:

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

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

MONITORING - AFTER ENTITLEMENT

6. **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.

7. **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

8. **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.

9. **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

10. **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

11. **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.

12. **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

13. **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

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

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

OPERATION

15. **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

16. **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

17. **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.

18. **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.

19. **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.

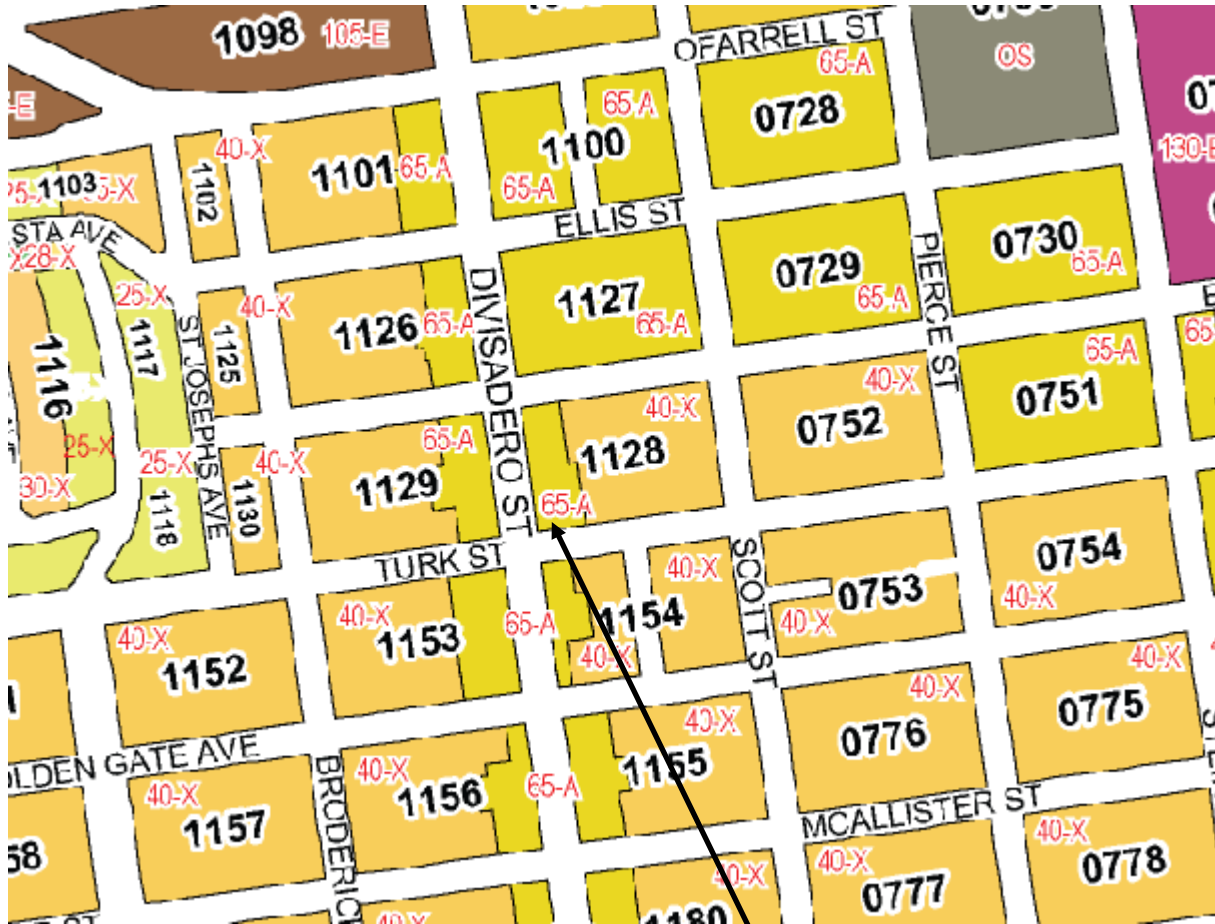
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

20. **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>

SV:G:\DOCUMENTS\CONDITIONAL USES\2011.0802C - 1100 Divisadero, AT&T\Conditional Use Authorization - Wireless Motion.doc

Height and Bulk Map

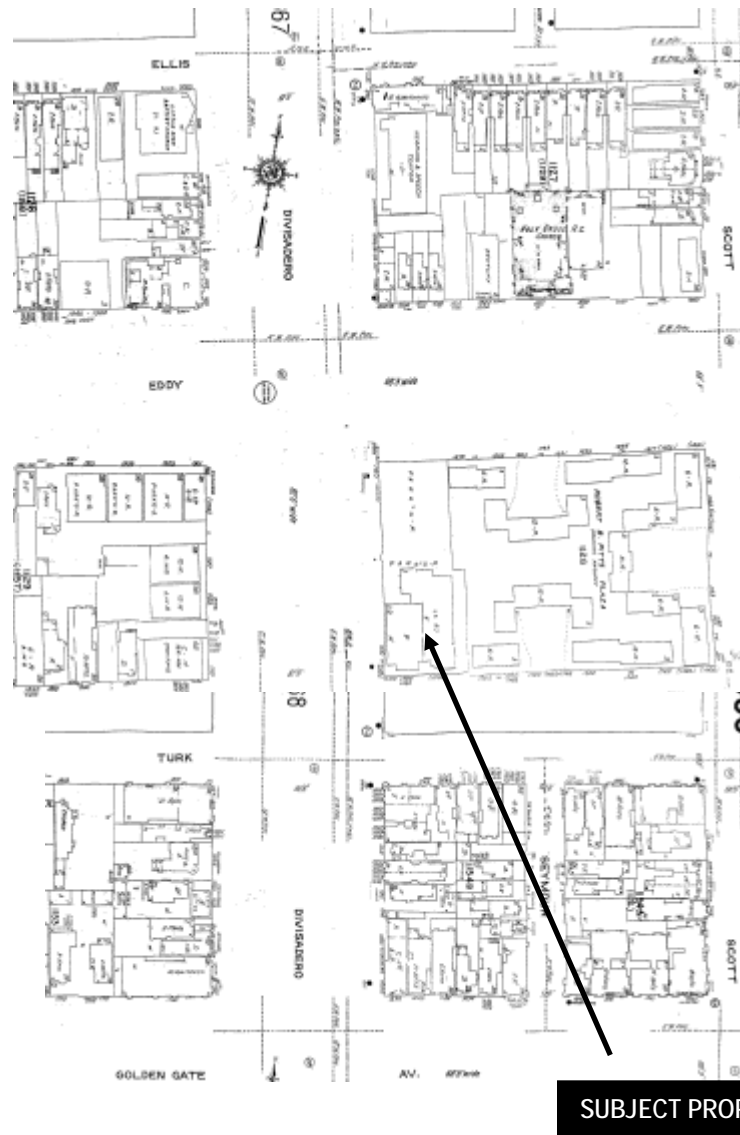


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2011.0802C
1100 Divisadero Street

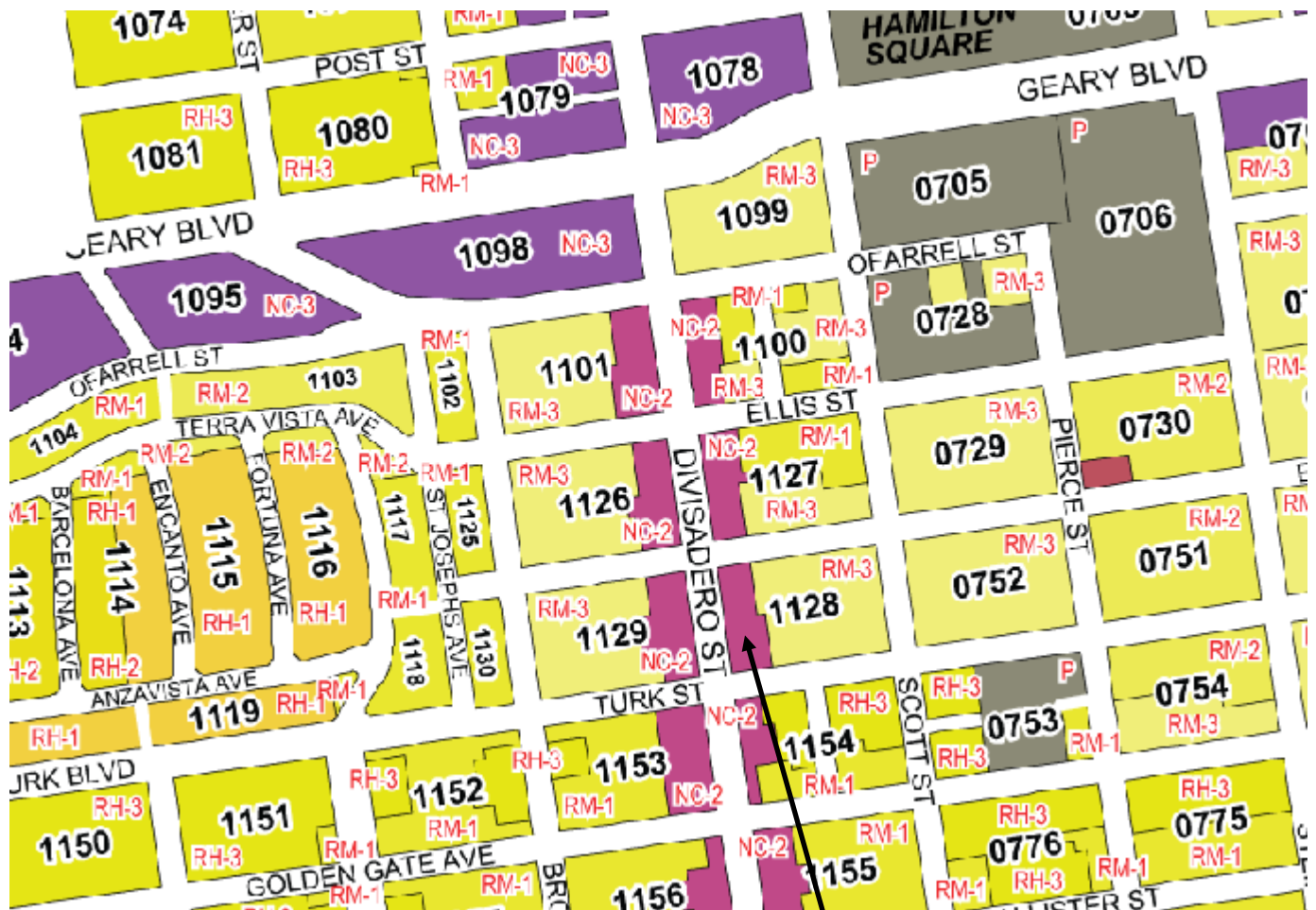
Sanborn Map*



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

Conditional Use Hearing
Case Number 2011.0802C
1100 Divisadero Street

Zoning District Map



SUBJECT PROPERTY



ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS

RH-1(D) RH-1 RH-1(S) RH-2 RH-3

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS

RM-1 RM-2 RM-3 RM-4

NEIGHBORHOOD COMMERCIAL DISTRICTS

NC-1 NC-2 NC-3 NCD NC-S

SOUTH OF MARKET MIXED USE DISTRICTS

SPD RED RSD SLR SLI SSO

COMMERCIAL DISTRICTS

C-2 C-3-S C-3-G C-3-R C-3-O C-3-O(SD)

INDUSTRIAL DISTRICTS

C-M M-1 M-2

CHINATOWN MIXED USE DISTRICTS

CRNC CVR CCB

RESIDENTIAL-COMMERCIAL DISTRICTS

RC-3 RC-4

REDEVELOPMENT AGENCY DISTRICTS

MB-RA HP-RA

DOWNTOWN RESIDENTIAL DISTRICTS

RH DTR TB DTR

MISSION BAY DISTRICTS

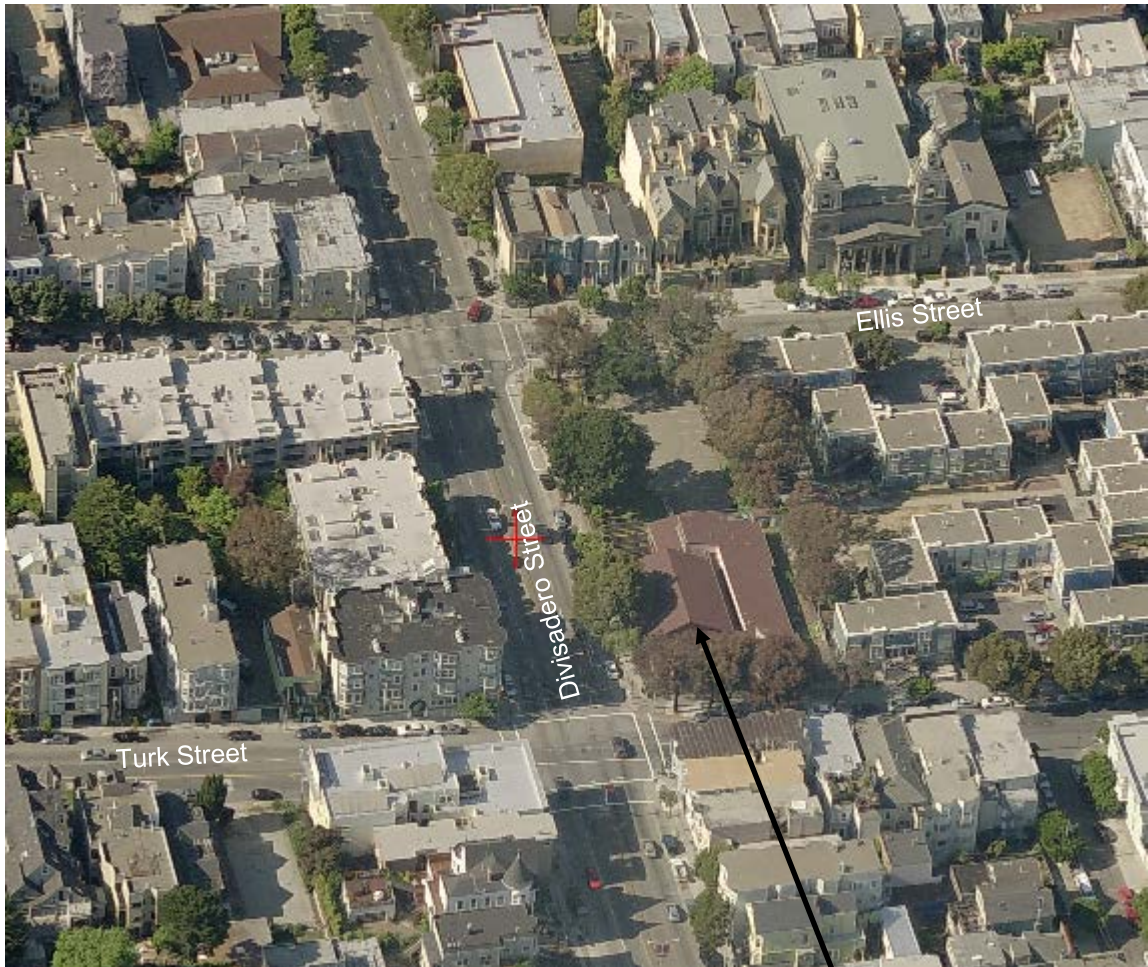
MB-OS MB-O

PUBLIC DISTRICT

P

Conditional Use Hearing
Case Number 2011.0802C
1100 Divisadero Street

Aerial Photo Looking North



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2011.0802C
1100 Divisadero Street

Contextual Photographs

The following are photographs of the surrounding buildings within 100-feet of the subject property showing the facades and heights of nearby buildings:



View of buildings on Turk Street east of the proposed site.



View of buildings on Turk Street west of the proposed site.



Intersection of Divisadero Street and Scott Street facing north on Divisadero Street



Intersection of Divisadero Street and Scott Street facing south on Divisadero Street



Intersection of Divisadero Street and Eddy Street facing east on Eddy Street



Intersection of Turk Street and Seymour Street facing west on Turk Street



View of neighboring buildings on Turk Street east of the proposed site



View of buildings directly across the street from the proposed site on Turk Street

Site Photos

The following are photographs of the subject building:

Facing site at the corner of Turk and Scott Streets



Facing rear yard off Scott Street



Site Photos

View of parking lot from Eddy Street


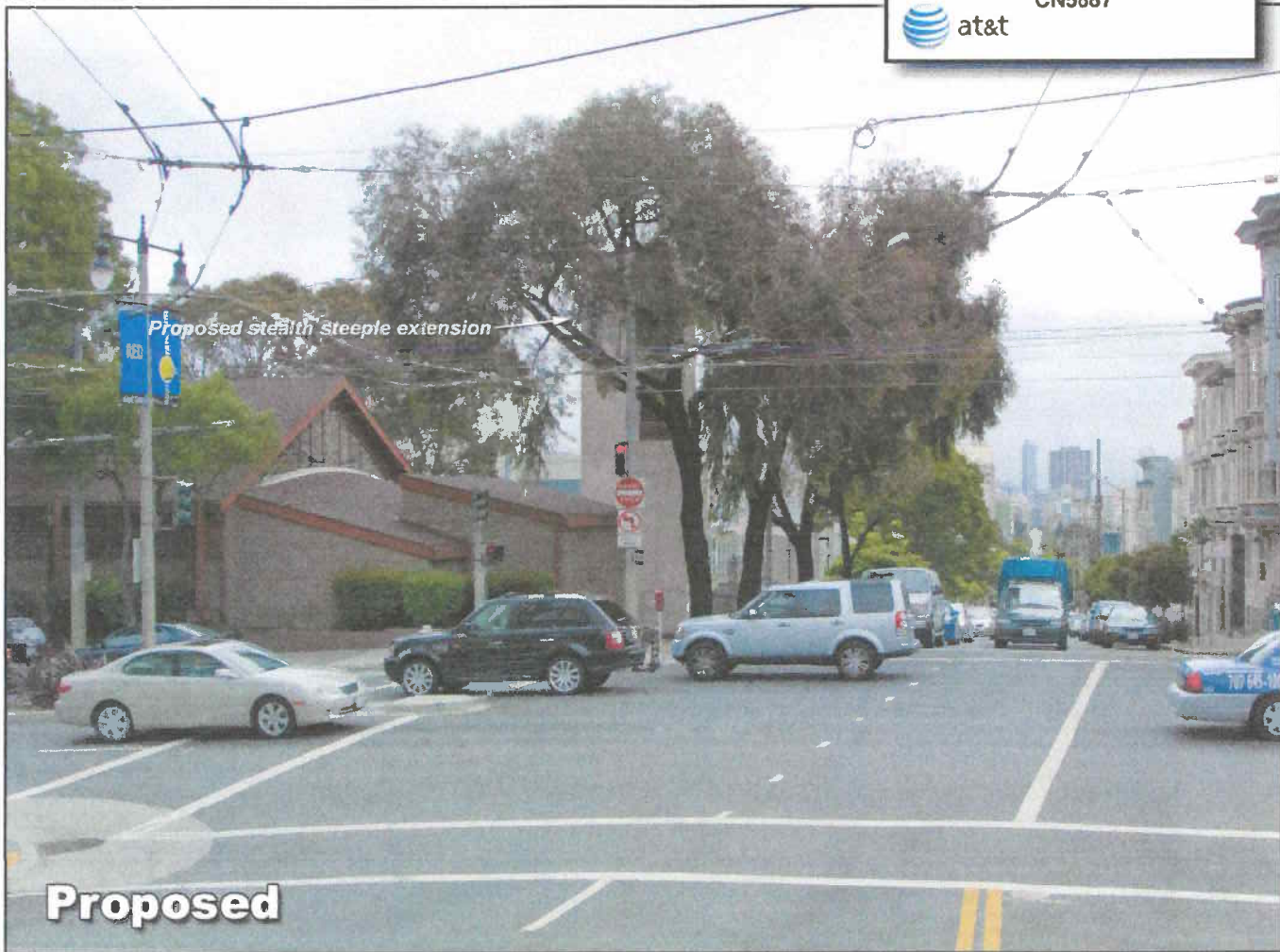


Photosimulation of view looking east from across the intersection of Turk and Divisadero. All the views from west, south to east along the streets are mostly obscured by the evergreen trees that are adjacent the bell tower.



Existing

1100 Divisadero
 1100 Divisadero Street
 San Francisco, CA 94115
 CN5887

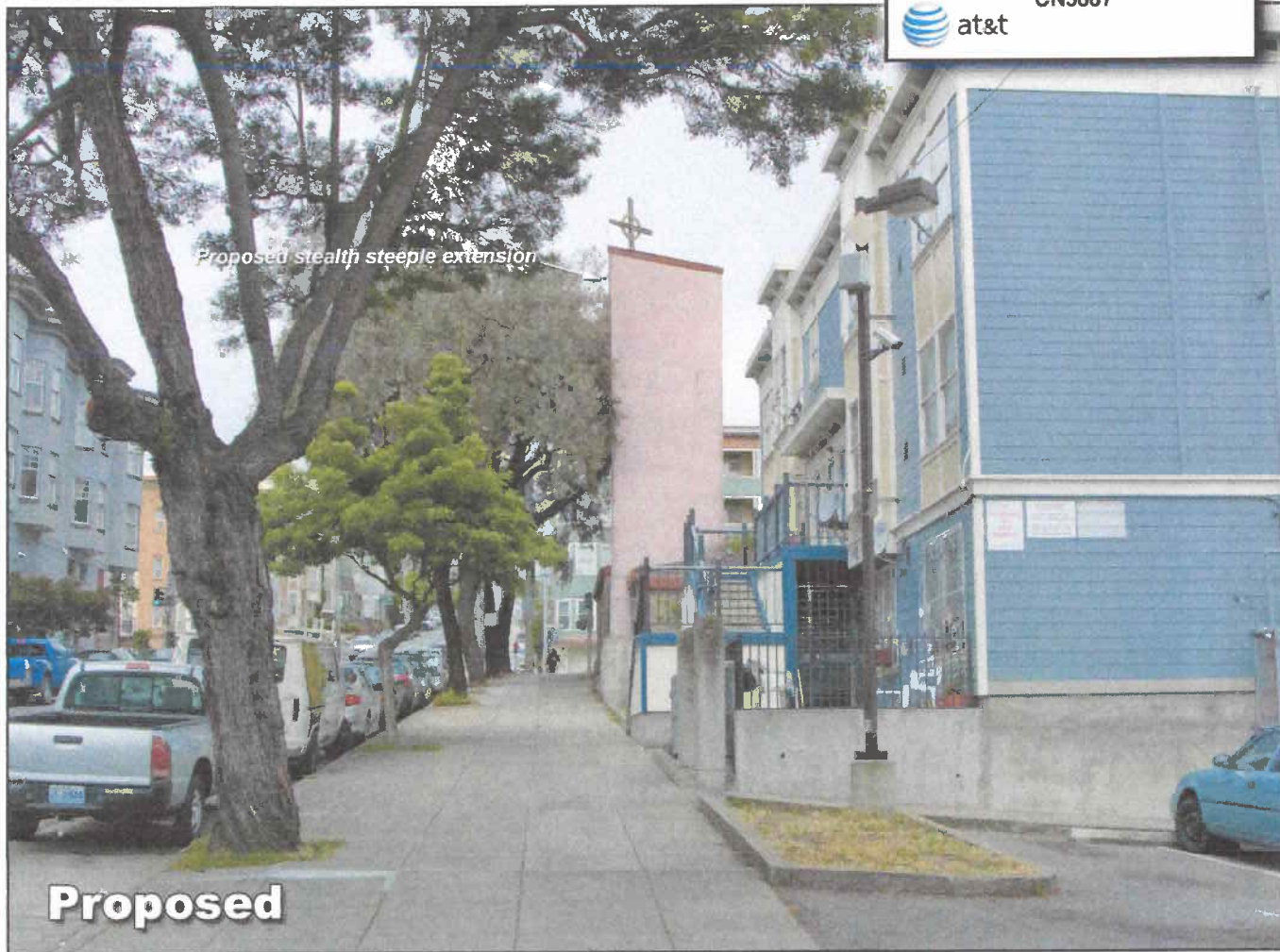

Proposed

Photosimulation of view looking west along the sidewalk on the north side of Turk Street.



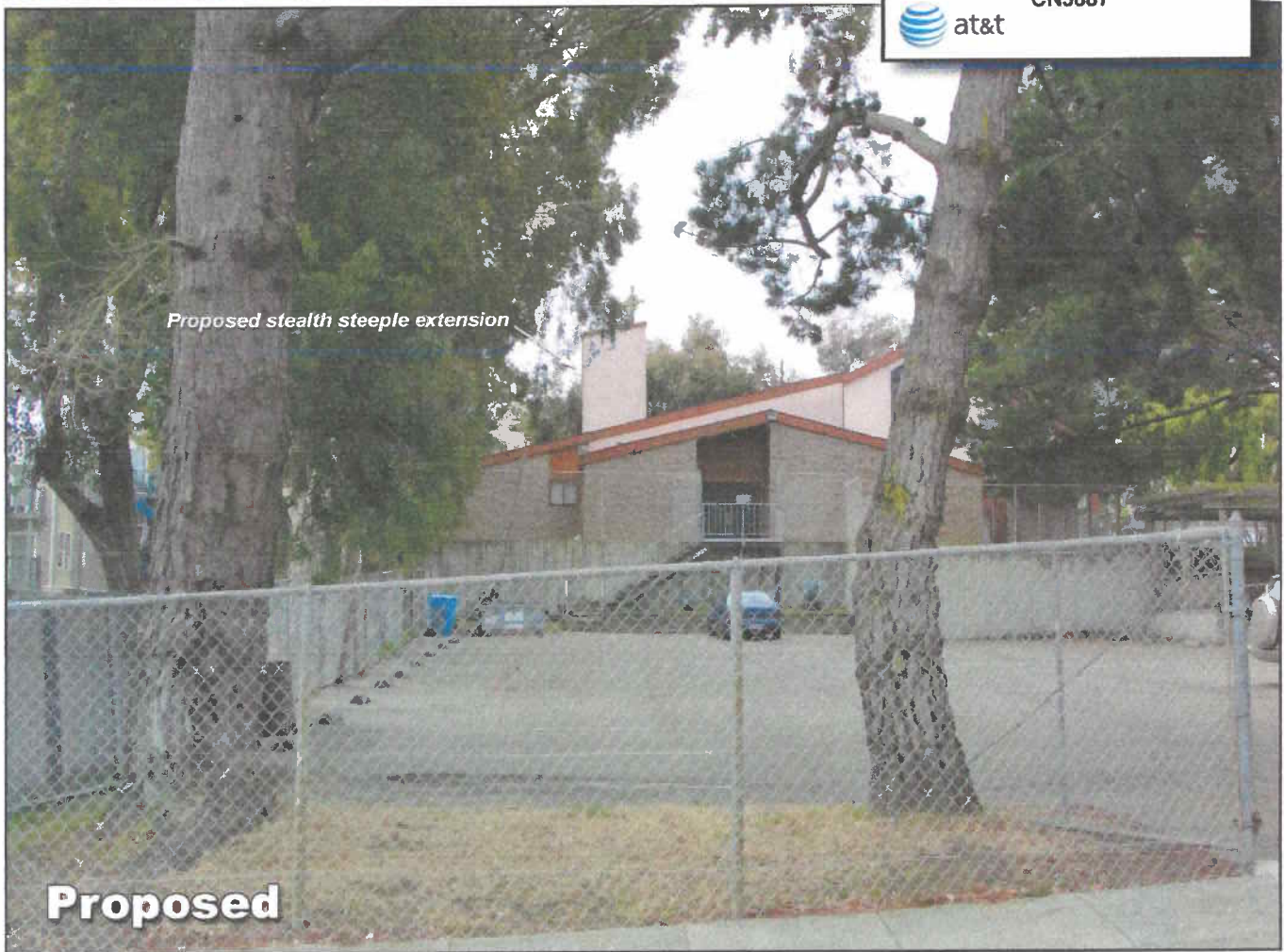
Existing

1100 Divisadero
1100 Divisadero Street
San Francisco, CA 94115
CN5887

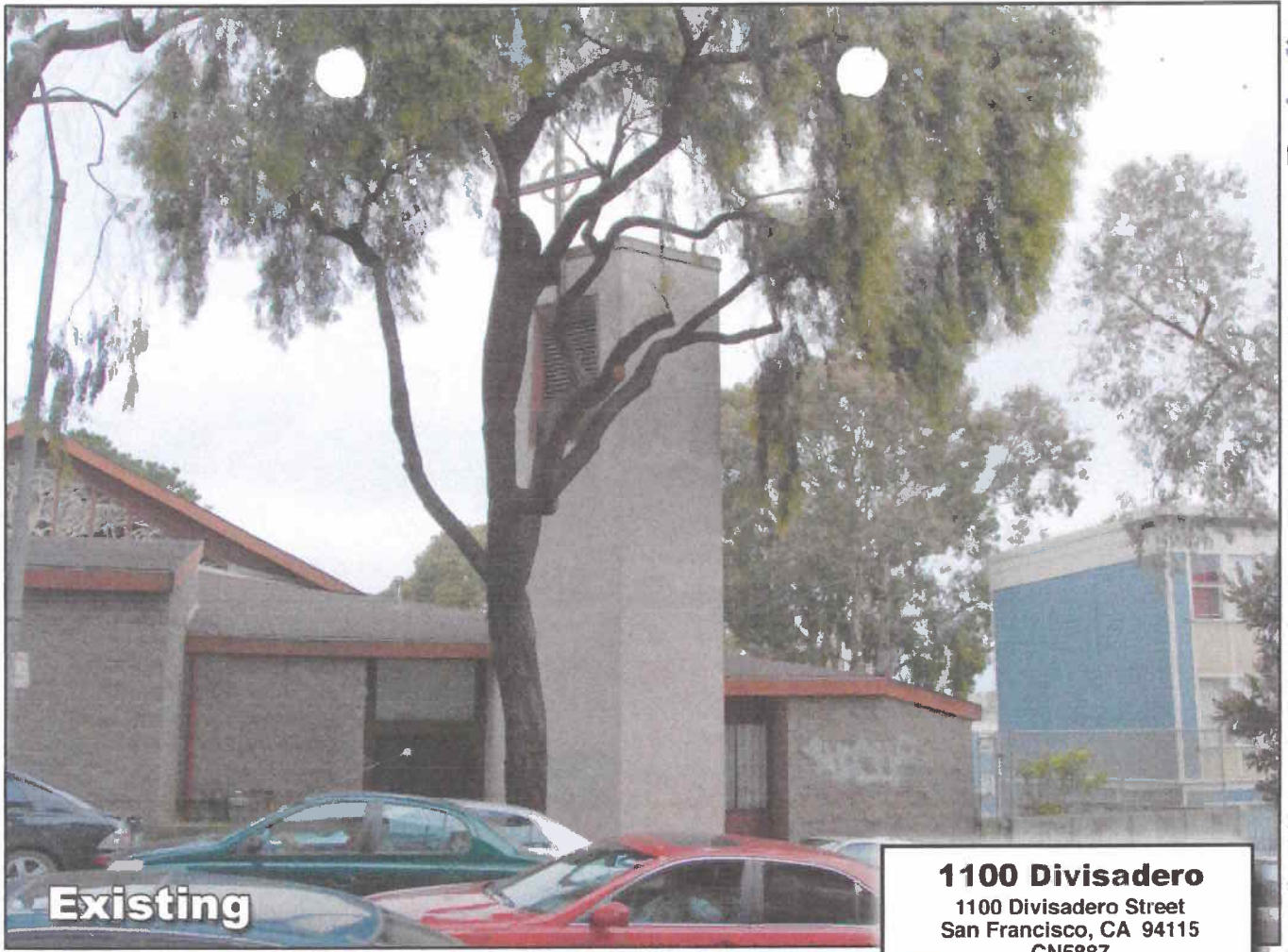


Proposed

Photosimulation of view looking south from Eddy Street, around back, through a gap in the trees.



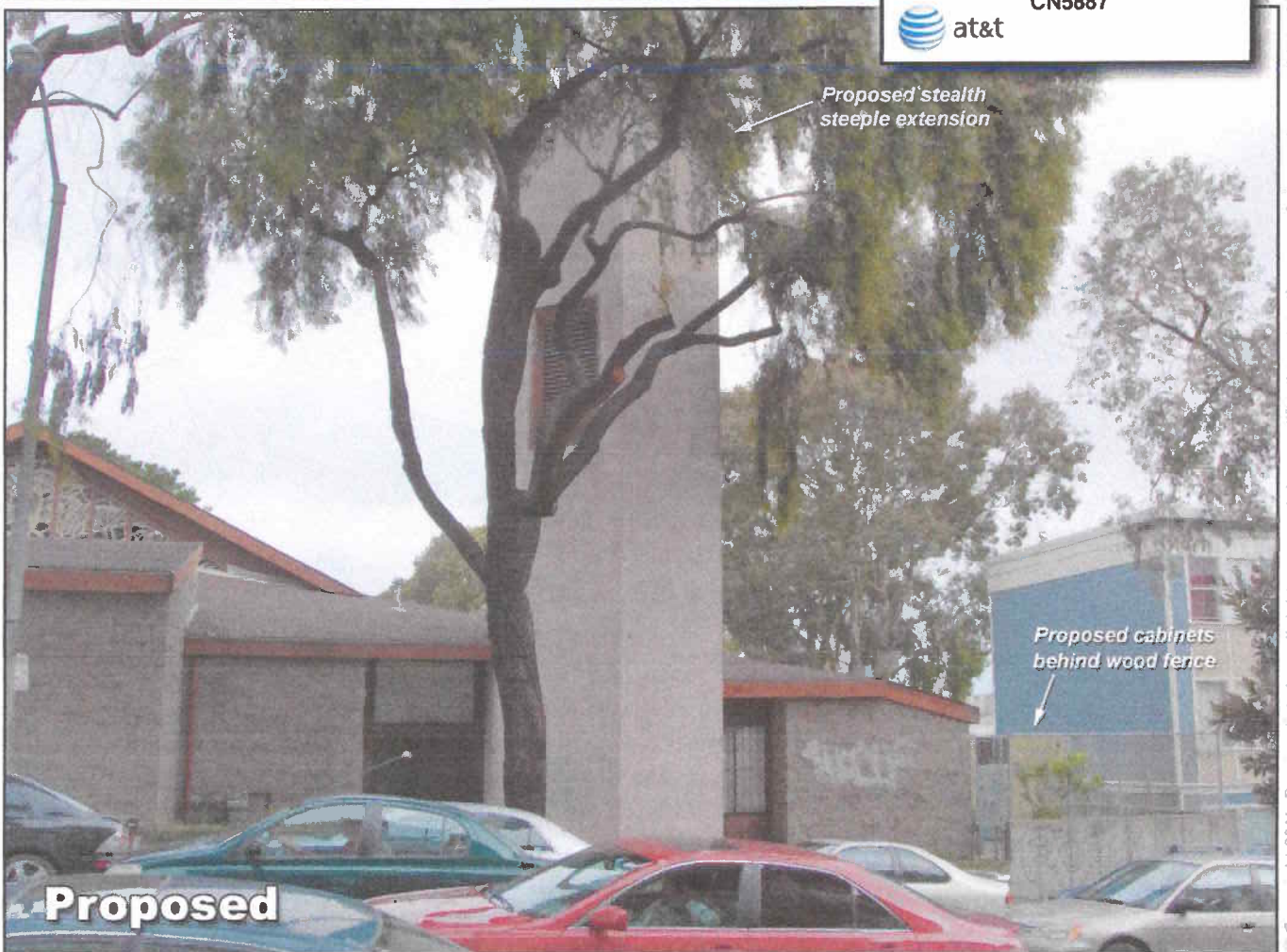
Photosimulation of view looking north from across Turk Street.



Existing

1100 Divisadero

1100 Divisadero Street
San Francisco, CA 94115
CN5887



Proposed

*Proposed 'stealth'
steeple extension*

*Proposed cabinets
behind wood fence*

Service Improvement Objective (CN5887)

1100 Divisadero Street

The proposed improved service area is depicted by the green shaded area roughly bounded by Eddy, Scott and Broderick Streets and Golden Gate Avenue.



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

- ▲ Existing Macro Sites
- ✚ Existing Micro Sites
- ▲ Proposed Macro Site
- Improved Service Area
- Site Search Area

February 20, 2012

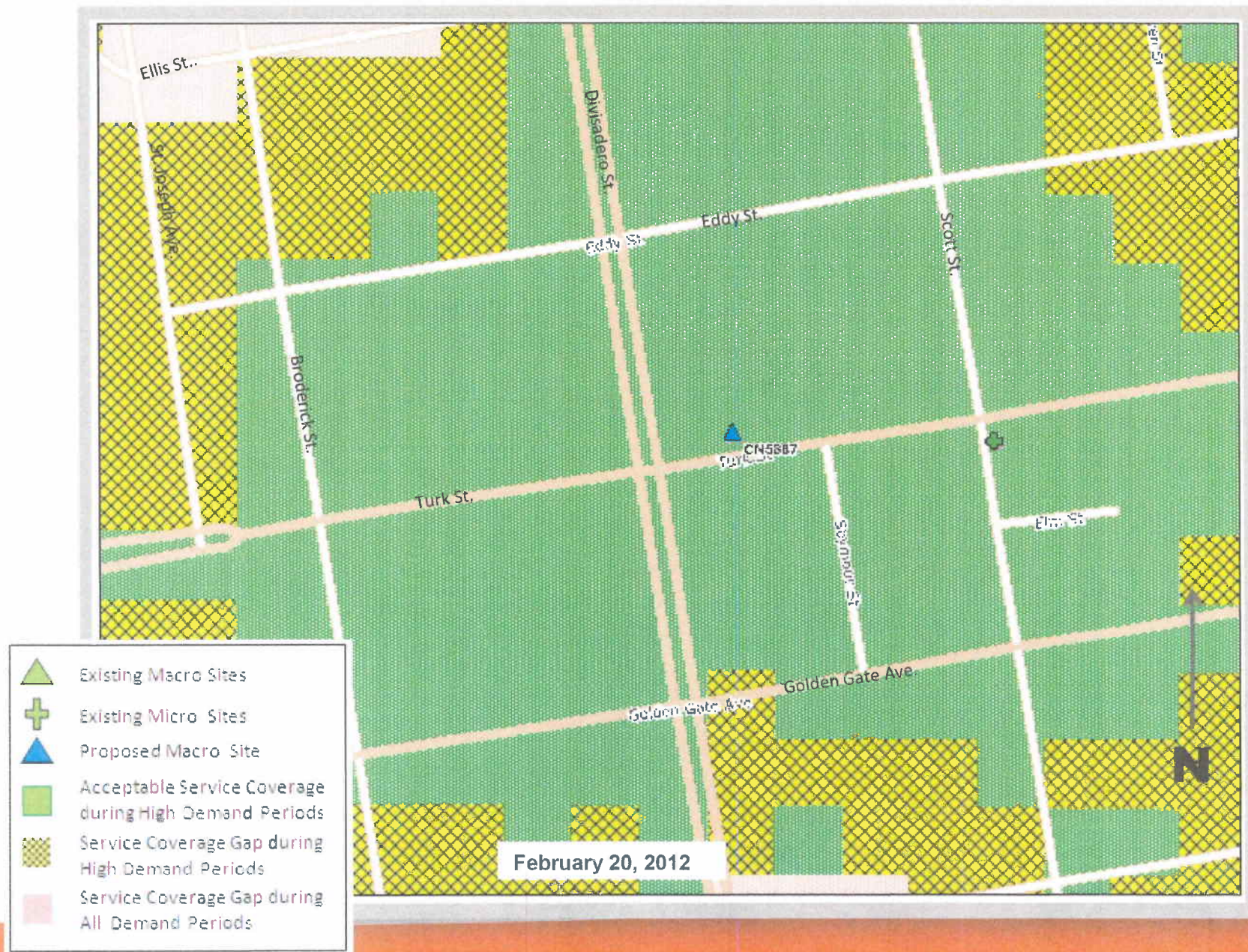
Proposed Site at 1100 Divisadero (CN5887)

Service Area BEFORE site is constructed



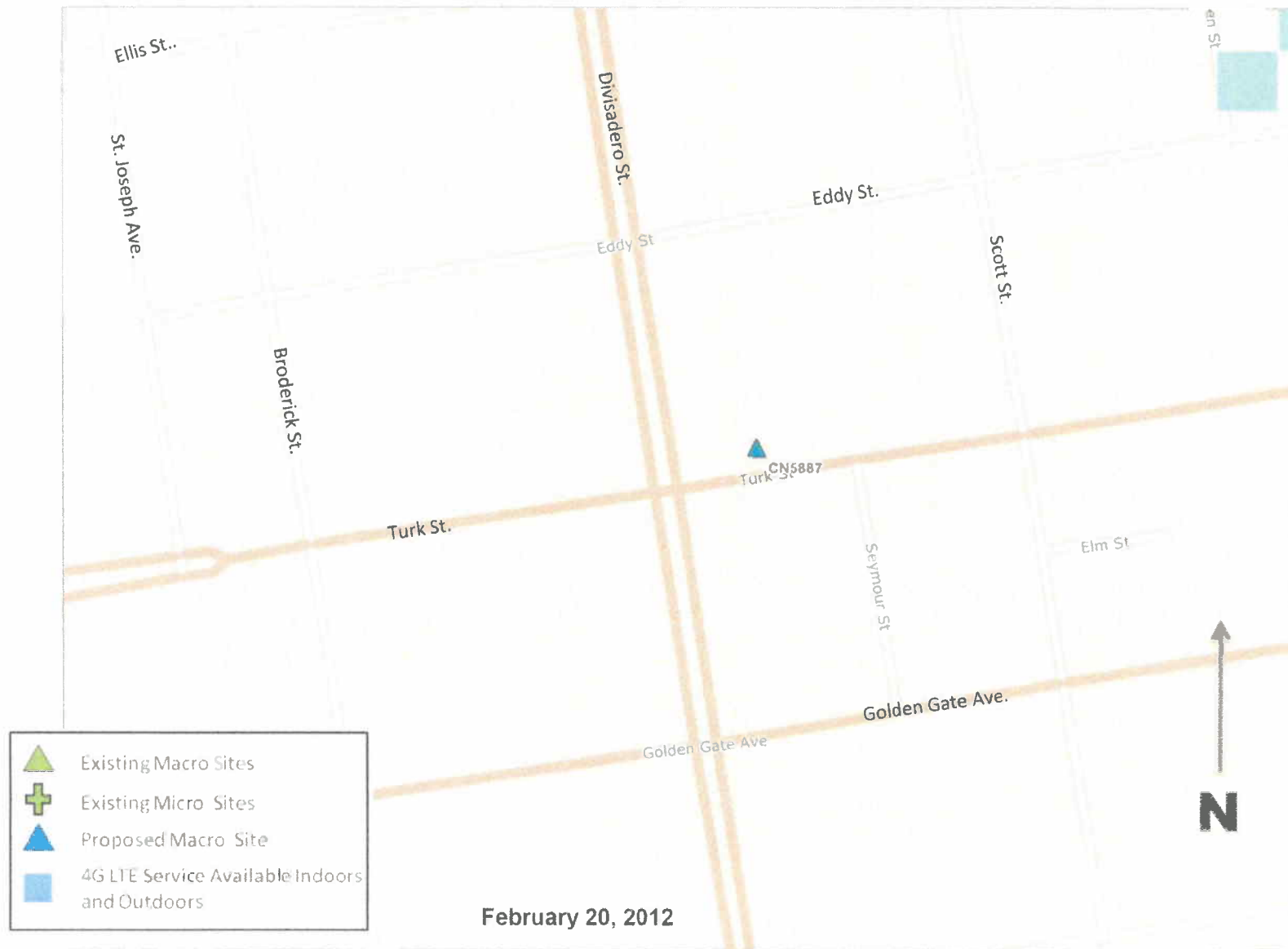
Proposed Site at 1100 Divisadero (CN5887)

Service Area AFTER site is constructed



Proposed Site at 1100 Divisadero (CN5887)

4G LTE Service Area BEFORE site is constructed



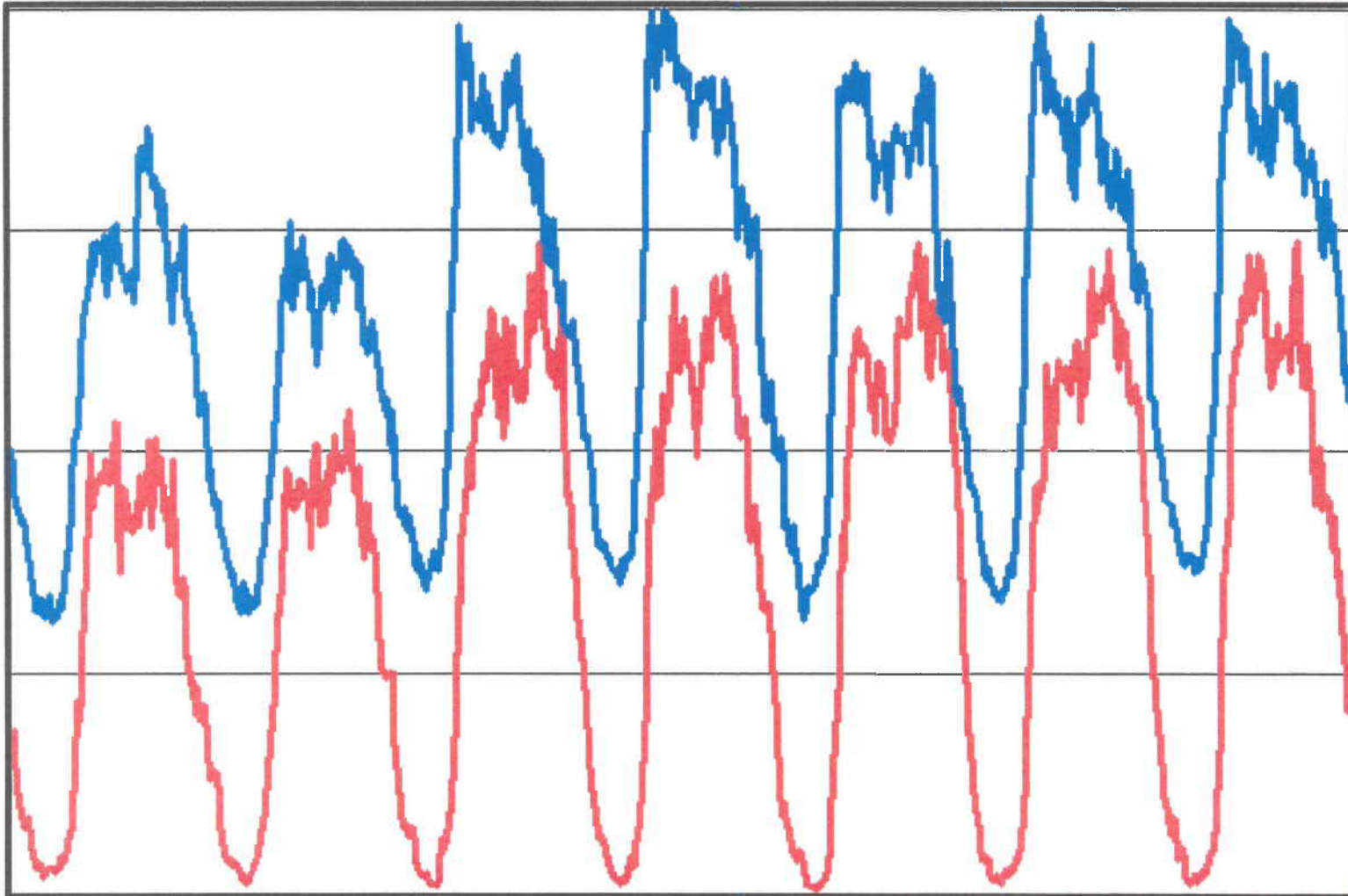
Proposed Site at 1100 Divisadero (CN5887)

4G LTE Service Area AFTER site is constructed



Current 7-Day Traffic Profile for the Location of CN5887

— Data Traffic
— Voice Traffic

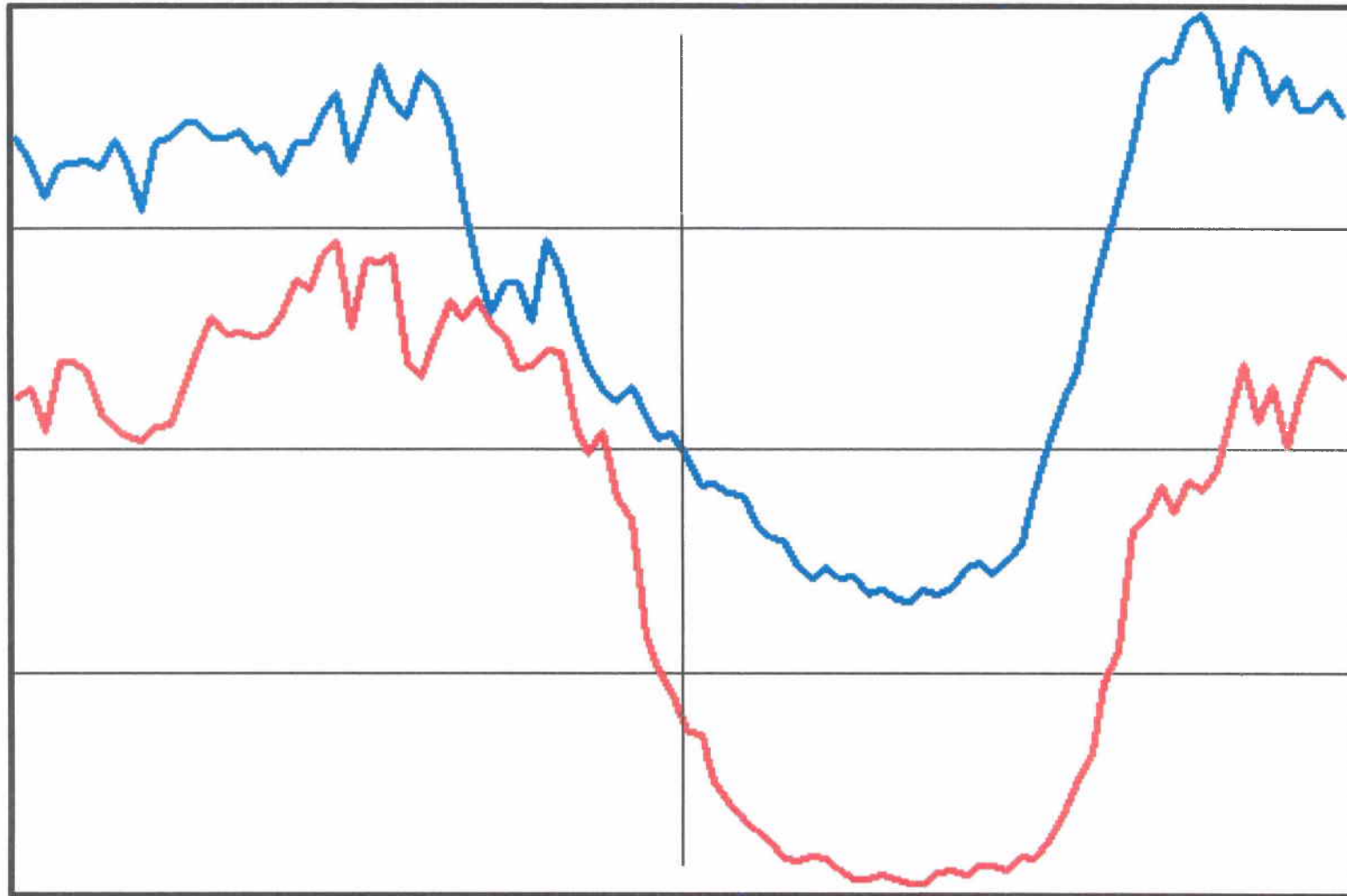


February 16, 2012



Current 24-Hour Traffic Profile for the Location of CN5887

— Data Traffic
— Voice Traffic



Noon

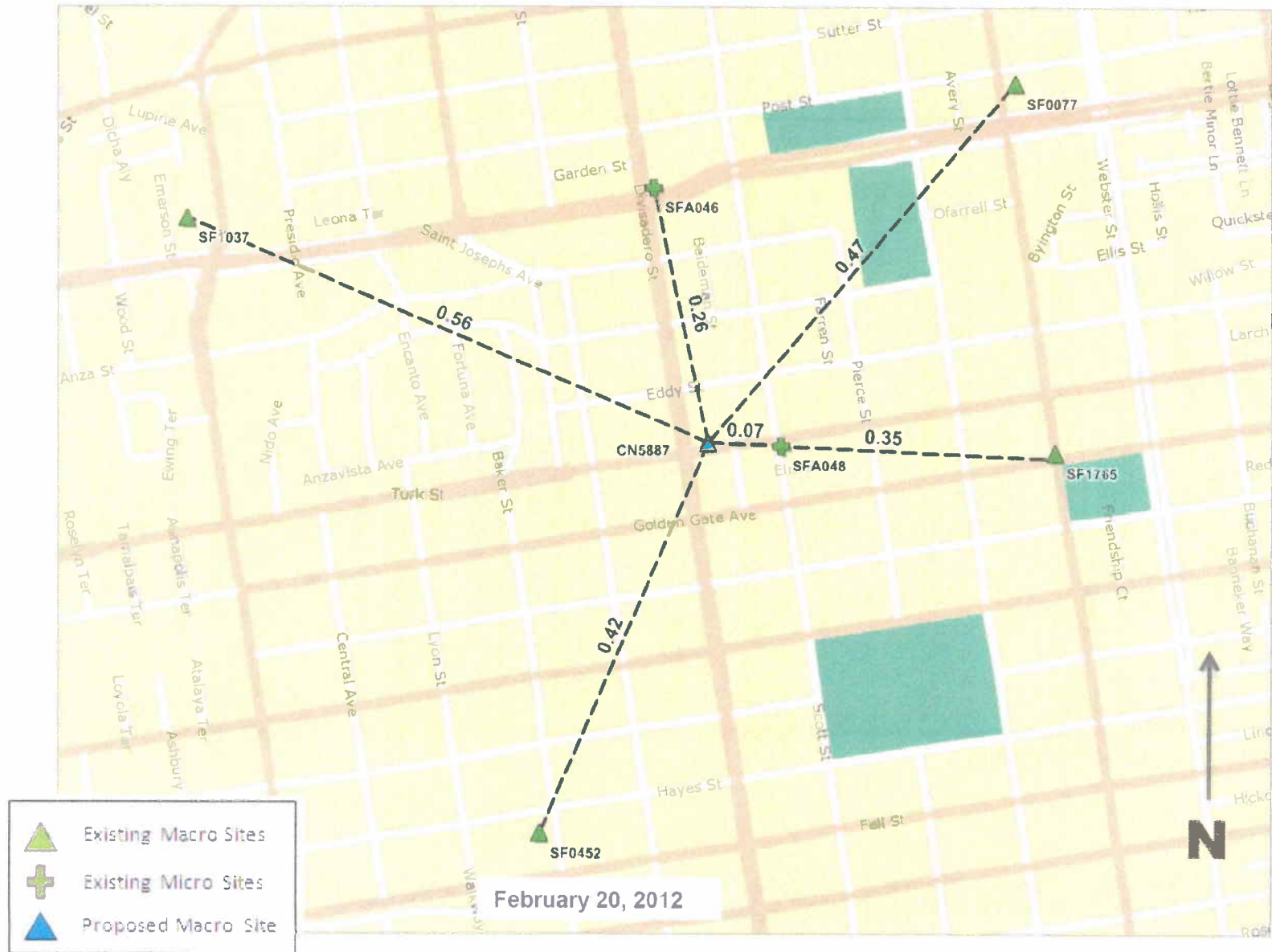
Midnight

February 16, 2012



Existing Surrounding Sites at 1100 Divisadero

CN5887



**AT&T Mobility • Proposed Base Station (Site No. CN5887B)
1100 Divisadero Street • San Francisco, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CN5887B) proposed to be located at 1100 Divisadero Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Background

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

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

The site was visited by the undersigned engineer, during normal business hours on July 12, 2011, a non-holiday weekday, and reference has been made to information provided by AT&T, including zoning drawings by TRK Engineering, Ltd., dated June 22, 2011.

Checklist

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

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

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

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

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

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

**AT&T Mobility • Proposed Base Station (Site No. CN5887B)
1100 Divisadero Street • San Francisco, California**

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

AT&T proposes to install twelve Andrew Model DBXNH-6565B-R2M directional panel antennas within an extension to the existing steeple of the church located at 1100 Divisadero Street. The antennas would be mounted with up to 10° downtilt at an effective height of about 38 feet above ground and would be oriented in groups of four toward 20°T, 110°T, and 250°T.

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

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

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

The maximum effective radiated power proposed by AT&T in any direction is 9,250 watts, representing simultaneous operation at 2,300 watts for AWS, 3,460 watts for PCS, 2,370 watts for cellular, and 1,120 watts for 700 MHz service.

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

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

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

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed AT&T operation is calculated to be 0.055 mW/cm², which is 10% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to remain below 11% of the limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 67 feet out from the antenna faces and to much lesser distances above, below, and to the sides; this does not reach the roof of the church, any nearby building, or any publicly accessible areas.

9. Describe proposed signage at site.

Due to their mounting locations, the AT&T antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, no access within 14 feet directly in front of the antennas themselves, such as might occur during maintenance work on the steeple, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure

**AT&T Mobility • Proposed Base Station (Site No. CN5887B)
1100 Divisadero Street • San Francisco, California**

that occupational protection requirements are met. Posting explanatory warning signs* on the steeple in front of or below the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

10. Statement of authorship.

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

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by AT&T Mobility at 1100 Divisadero Street in San Francisco, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Posting explanatory signs is recommended to establish compliance with occupational exposure limitations.

September 14, 2011



William F. Hammett

William F. Hammett, P.E.

707/996-5200

* 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.





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

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

Review of Cellular Antenna Site Proposals

Project Sponsor : AT&T Wireless **Planner:** Michelle Stahlhut
RF Engineer Consultant: Hammett and Edison **Phone Number:** (707) 996-5200
Project Address/Location: 1100 Divisadero St
Site ID: 1440 **SiteNo.:** CN5887B

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

- X 1. The location of all existing antennas and facilities. Existing RF levels. (WTS-FSG, Section 11, 2b)
 Existing Antennas No Existing Antennas: 0
- X 2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from the approved antennas. (WTS-FSG Section 11, 2b)
 Yes No
- X 3. The number and types of WTS within 100 feet of the proposed site and provide estimates of cumulative EMR emissions at the proposed site. (WTS-FSG, Section 10.5.2)
 Yes No
- X 4. Location (and number) of the Applicant's antennas and back-up facilities per building and number and location of other telecommunication facilities on the property (WTS-FSG, Section 10.4.1a)
- X 5. Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to the application (WTS-FSG, Section 10.4.1c)
 Maximum Power Rating: 9250 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: 9250 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: 0.055 mW/cm^2 Maximum RF Exposure Percent: 10
- 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: 67
 Occupational_Exclusion_Area Occupational Exclusion In Feet: 14

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:

This report and approval supersedes the report submitted for 9 antennas dated 7/12/11. There are currently no antennas operated by AT&T Wireless installed on the roof top of the building at 1100 Divisadero Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. AT&T Wireless proposes to install 12 new antennas. The antennas will be mounted at a height of 38 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.055 mW/sq cm., which is 10 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 67 feet and does not reach the roof or 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 14 feet of the front of the antennas while they are in operation.

 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: 9/28/2011

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



AT&T Mobility
400 Bush St. 5th Floor
San Francisco, CA 94108

September 22, 2011

Sara Vellve, Planner
San Francisco Department of Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Community Meeting for proposed AT&T Mobility facility at 1100 Divisadero Street

Dear Sara,

On September 21, 2011, AT&T Mobility conducted a community meeting regarding the proposed wireless facility at 1100 Divisadero Street. The attached notification announced the community meeting was to be held at the Western Branch Library, 1550 Scott Street at 7 pm. Notice of the community meeting was mailed to 1,149 building owners, occupants, and 20 neighborhood groups within 500 feet of the proposed installation.

I conducted the meeting on behalf of AT&T Mobility as the project sponsor. Bill Hammett of Hammett and Edison, Inc. a third party independent licensed radio frequency engineer by the State of California was there to answer any questions regarding the radio frequency report for the proposed site.

Eleven members of the community attended the meeting. All but one attendee were parishioners from the proposed site. Topics of discussion included site selection, construction timeline, planning process and health concerns. The team was able to address all the questions and there were no action items.

A copy of the notice of the community meeting is attached. Please contact me at the number below if you have any questions of concerns.

Sincerely,

Eric Lentz
Land Use Consultant
Permit Me, Inc.
For AT&T Mobility
Cell. 805-895-4394
Email: ericlentz@permitme.net



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

1. Eric Lentz, do hereby declare as follows:
(print name)

1. I have conducted a **Community Outreach Meeting** for the proposed new construction or alteration prior to **submitting a building permit in accordance with Planning Commission Pre-Application Policy.**

2. The meeting was conducted at Western Addition Branch Library 1550 Scott Street
(Meeting Location)

on September 21, 2011 from 7:00pm - 7:38pm
(Date) (Time)

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

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

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

EXECUTED ON THIS DAY, September 21, 2011 IN SAN FRANCISCO



Signature

Eric Lentz

Name (type or print)

Agent for AT&T Mobility

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

1100 Divisadero Street

Project Address

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

For Neighborhood Groups and Neighbors & Owners within 500' radius of 1100 Divisadero Street

Meeting Information

Date: **Wednesday, September 21, 2011**
 Time: **7:00 p.m.**
 Where: **Western Addition Branch Library
 Community Room
 1550 Scott Street
 San Francisco, CA**

Site Information

Address: **1100 Divisadero Street
 Block/Parcel: 11280020
 Zoning: NC-2**

Applicant

AT&T Mobility

Contact Information

AT&T Mobility Hotline:
 (415) 646-0972

AT&T Mobility is proposing a wireless communication facility at 1100 Divisadero Street needed by AT&T Mobility as part of its San Francisco wireless network. The proposed AT&T Mobility site is an unmanned facility consisting of the installation of twelve (12) panel antennas. The antennas will be mounted within an extension to an existing church steeple. The associated equipment would be located on the ground level in a side yard not visible to the public. Plans and photo simulations will be available for your review at the meeting. You are invited to attend an informational community meeting located at Western Addition Branch Library on Wednesday September 21, 2011 at 7:00 p.m. to learn more about the project.

If you have any questions regarding the proposal and are unable to attend the meeting, please contact the Mobility Hotline at (415) 646-0972 and an AT&T Mobility specialist will return your call. Please contact Sara Velho, staff planner with the San Francisco Planning Department at (415) 558-6263 if you have any questions regarding the planning process.

NOTE: If you require an interpreter to be present at the meeting, please contact our office at (415) 646-0972 no later than 5:00pm on Monday, September 19, 2011 and we will make every effort to provide you with an interpreter.

NOTIFICACION DE REUNION DE EXTENSION COMUNITARIA SOBRE UNA INSTALACION DE COMUNICACIONES INALAMBRICAS PROPUESTA EN SU VECINDARIO

Para: Grupos del vecindario, vecinos y propietarios dentro de un radio de 500' de 1100 Divisadero Street

Información de la reunión

Fecha: **Miércoles 21 de septiembre de 2011**
 Hora: **7:00 p.m.**
 Donde: **Western Addition Branch Library
 Salones Comunitarios
 1550 Scott Street
 San Francisco, CA**

Información del lugar

Dirección: **1100 Divisadero Street
 Cuadrante/Parcela: 11280020
 Zonificación: NC-2**

Solicitante

AT&T Mobility

Información de contacto

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

AT&T Mobility propone instalar una instalación de comunicaciones inalámbricas en 1100 Divisadero Street necesaria para AT&T Mobility como parte de su red inalámbrica en San Francisco. La ubicación propuesta de AT&T Mobility es una instalación sin personal que consiste en la instalación de doce (12) antenas panel. Las antenas estarán montadas sobre una extensión de un campanario de iglesia existente. El equipamiento asociado estará ubicado en la planta baja en un jardín lateral y no estará visible al público. Háblanos planes y fotos disponibles para que usted los revise en la reunión. Se lo invita a asistir a una reunión informativa de la comunidad que se realizará en Western Addition Branch Library, el miércoles 21 de septiembre de 2011 a las 7:00 p.m. para tener más información sobre el proyecto.

Si tiene preguntas relacionadas con la propuesta y no puede asistir a la reunión, por favor, llame a la Línea Directa de AT&T Mobility, (415) 646-0972, y un especialista de AT&T Mobility le devolverá el llamado. Por favor, contacte a Sara Velho, planificadora de personal, en el Departamento de Planificación de la Ciudad de San Francisco al (415) 558-6263 si tiene alguna pregunta relacionada con el proceso de planificación.

NOTA: Si necesita que un intérprete esté presente en la reunión, por favor, contacte a nuestra oficina al (415) 646-0972 hasta el lunes 19 de septiembre de 2011, antes de las 5:00 p.m., y haremos todos lo posible para proporcionarle un intérprete.

**關於擬將在貴社區內建立無線通訊設施的
 社區會議通知**

致：Divisadero 街 1100 號周圍五百英尺內的居民組織、居民和業主

會議資訊

日期： **2011 年 9 月 21 日 (星期三)**
 時間： **下午 7:00**
 地點： **加利福尼亞州三藩市 Scott 街 1550 號
 Western Addition Branch Library 社區委員會
 Room**

設施地點資訊

地址： **Divisadero 街 1100 號
 區區/地段： 11280020
 分類： NC-2**

申請公司
 AT&T Mobility

聯繫資訊
 AT&T Mobility 公司熱線電話
 (415) 646-0972

AT&T Mobility 公司計畫在 Divisadero 街 1100 號安裝一座無線通訊設施，作為 AT&T Mobility 公司在三藩市無線網路的一部分。計畫中的 AT&T Mobility 站為無人操作設施，需要安裝十二(12)根平板天線，這些天線將被安裝在現有白鐵尖頂結構的延伸部分。相關設備將被放置在側院的地面，公眾從外面看不到這些設備。我們在會上將提供計畫書和圖片供您參考，我們誠邀您參加定於 2011 年 9 月 21 日(星期三)下午 7:00 在 Scott 街 1550 號 Western Addition Branch Library 召開的社區諮詢會，以便您瞭解有關本專案的更多信息。

如果您對該計畫有任何疑問，但是無法出席這次會議，請撥打 AT&T Mobility 公司熱線電話(415) 646-0972，AT&T Mobility 公司的一位專人將會回您的電話。如果您對本項計畫有任何疑問，請致電 (415) 558-6263 與三藩市城市規劃與專業規劃師 Sara Velho 聯繫。

注意：如果您需要一名翻譯陪同您出席會議，請在不晚於 2011 年 9 月 19 日(星期一)下午 5 點前致電 (415) 646-0972 與本辦公室聯繫。我們將盡力為您配備一名翻譯。



1100 Divisadero Community Meeting
September 21, 2011

Name	Address	Phone/Email
Ernie McQuinn	2513 Bush St	415 931 9190
Debra Jenkin	1060 Geary St SF	415-763-1102
Key JAMES HOPE	1100 Divisadero SF	415 847 6932
Karen Cancero	1927 Ellis St	415 922-5300
Laura Lopez	1100 Divisadero # 1109	415 503-7801
Jerome Clay	1854 Fell St SF 94117	(415) 864-0120
Camilla Love	1719 Taylor St SF 94115	(415) 929-0951
Doris Lewis	2121 Geary St SF 94115	(415) 875-4166
Chris Gamm	1331 Oak SF CA 94117	(415) 929-8881 (Email)



SAN FRANCISCO
PLANNING
DEPARTMENT

DECLARATION OF INTENT FOR Wireless Telecommunications Facility Section 106 Review

Planning Department
1650 Mission Street
Suite 400
San Francisco, CA
94103-9425

T: 415.558.6378
F: 415.558.6409

A Section 106 evaluation is required for all new WTS facilities proposed on any structure 45 years of age and older, within 250 feet of an eligible historic district, or a significant alteration to an existing site. Complying with Section 106 of the National Historic Preservation Act (NHPA) is a statutory obligation that is separate and distinct from complying with the National Environmental Policy Act (NEPA). For more information, please visit the California Office of Historic Preservation web site, http://ohp.parks.ca.gov/?page_id=22327.

You must submit this affidavit along with the Wireless Telecommunications Facility checklist to the Planning Department.

Declaration of Intent for Section 106 Review

I, Eric W. Lentz, do hereby declare as follows:

a. The subject Wireless Telecommunications Facility is located at (address):

1100 Divisadero Street

Address

b. I am aware that, according to Section 106 of the NHPA that evaluation is required for all new WTS facilities proposed on any structure 45 years of age and older, within 250 feet of an eligible historic district, or a significant alteration to an existing site; and intend to comply with all said requirements.

c. I am a duly authorized officer or owner of the subject business.

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

Executed on this day, July 26, 2011, in

San Francisco, CA 94115

Location



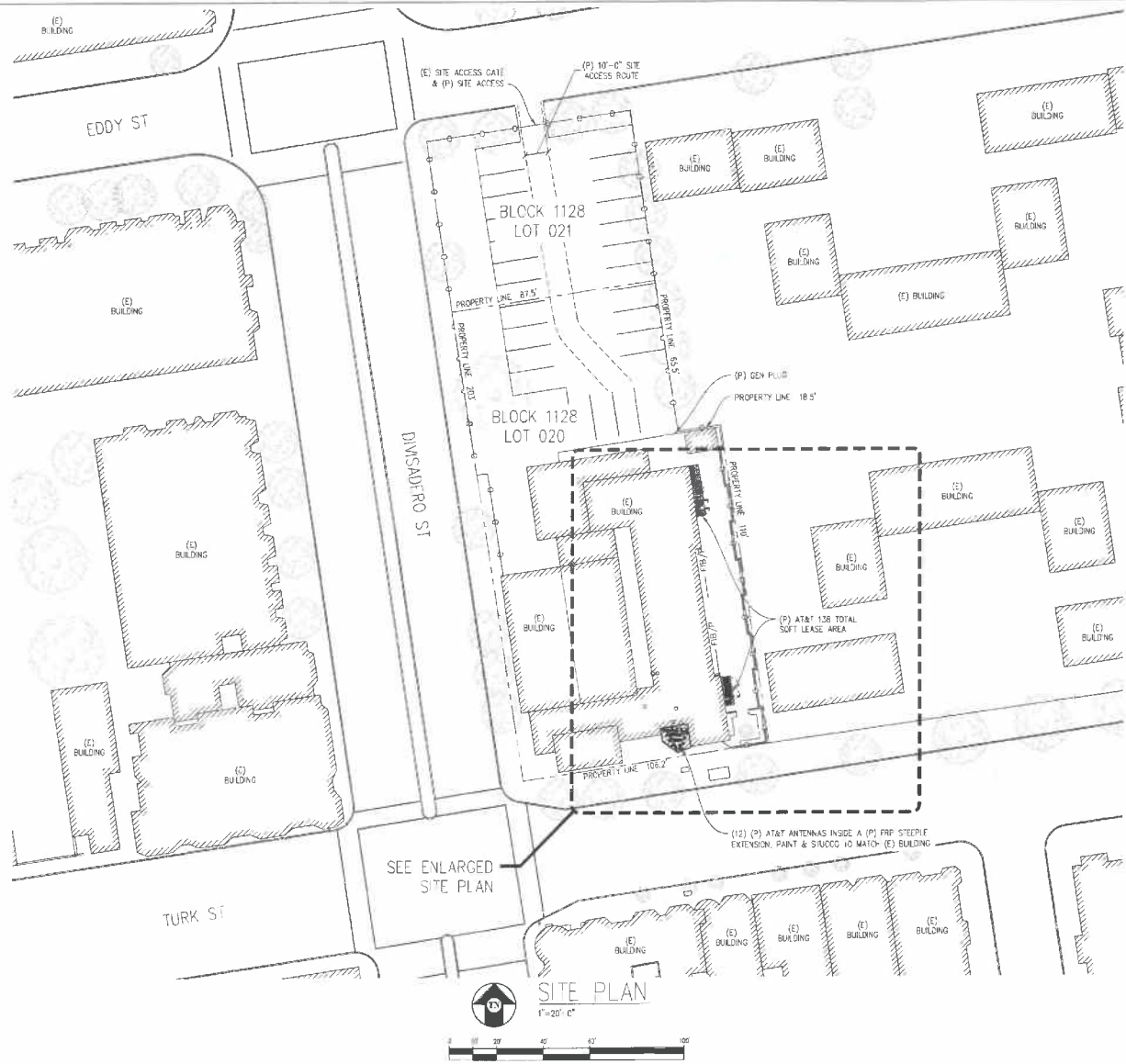
Signature

Eric W. Lentz

Name (Print), Title

805-895-4394

Contact Phone Number



TURK & SCOTT

CN5887
1100 DIVISADERO ST.
SAN FRANCISCO, CA 94115

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	11/25/11	2D BCX	A.M.
	12/05/11	2D 100% R.A.	R.A.
	02/02/12	CLIENT R.V.	A.V.
	-	-	-
	-	-	-

DRAWN BY: C. CODY
CHECKED BY: J. GRAY
APPROVED BY: -
DATE: 02/02/12

Streamline Engineering
COMMUNICATIONS
3095 Parnell Rd., Suite 200, Loma, CA 94660
Contact: Larry Houghton Phone: 516-275-4180
E-Mail: larry@streamlineeng.com Fax: 916-268-1141
Streamline Engineering, Inc. is an Equal Opportunity Employer. Minorities and women are encouraged to apply. © 2012 Streamline Engineering, Inc. All rights reserved.

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

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
A-1

TURK & SCOTT

CN5887
1100 DIVISADERO ST
SAN FRANCISCO, CA 94115

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	11/25/11	20 9:2X	A.M.
	12/05/11	20 1:00X	R.A.
	02/02/12	CLIENT REV	A.M.

DRAWN BY: C CODY

CHECKED BY: J GRAY

APPROVED BY:

DATE: 02/02/12

Streamline Engineering
3288 Perryville Rd. Suite 200, Lodi, CA 95660
Contract Larry Houghrey Phone: 916-526-1100
E-Mail: larry@streamlineeng.com
www.streamlineeng.com

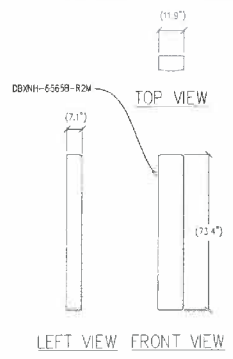
at&t
4430 ROSEWOOD DR BLDG 3, 6TH FLOOR
PLEASANTON, CA 94588

SHEET TITLE:

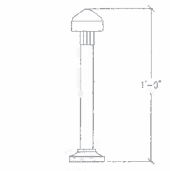
ANTENNA PLAN & DETAILS

SHEET NUMBER:

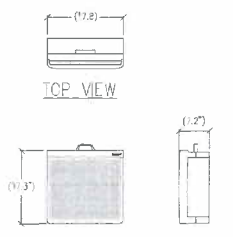
A-4



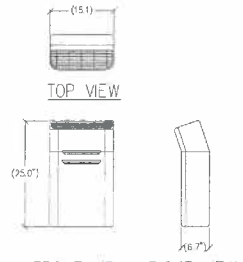
1 ANTENNA DETAIL
3/4"=1'-0"



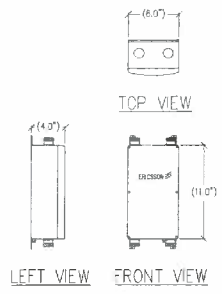
2 GPS DETAIL
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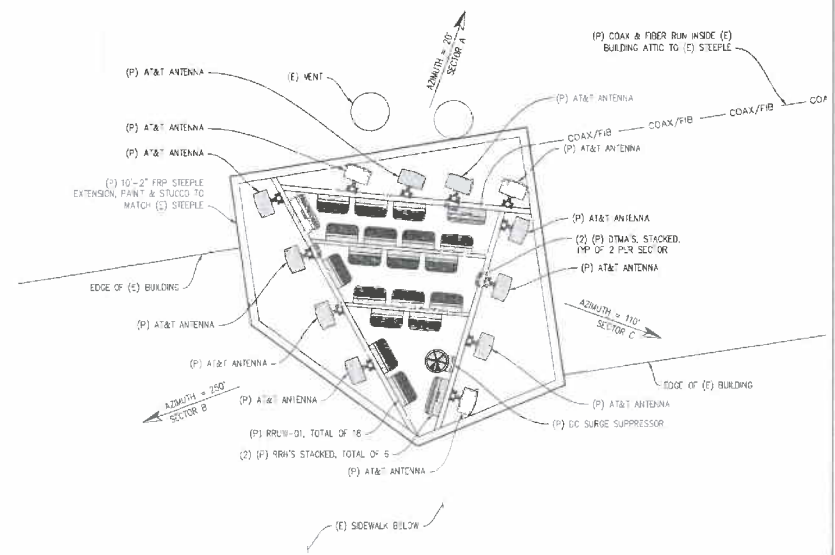
3 RRH DETAIL
1"=1'-0"
ERICSSON RRH-11



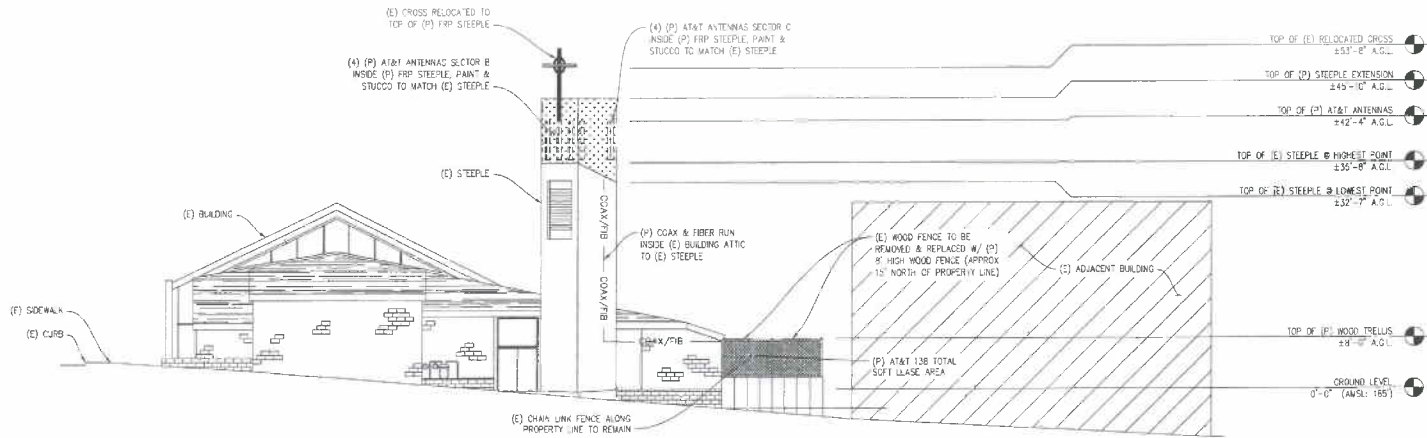
4 RRU-01 DETAIL
1/4"=1'-0" WEIGHT = 95LBS
ERICSSON RRUW 01



5 DTMA DETAIL
1"=1'-0"



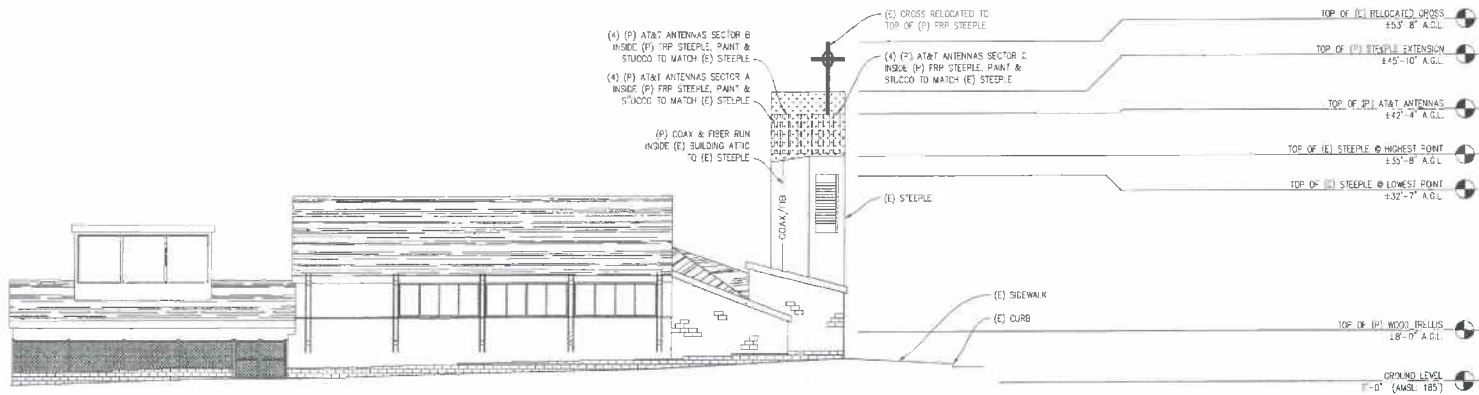
ANTENNA PLAN
3/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"

VIEW FROM TURK ST



WEST ELEVATION

1/8"=1'-0"

VIEW FROM DIVISADERO ST

TURK & SCOTT
CN5887
1100 DIVISADERO ST
SAN FRANCISCO, CA 94115

ISSUE STATUS

DATE	DESCRIPTION	BY
11/15/11	2D SUB	A.M.
12/05/11	2D CORR	R.A.
02/02/12	CLIENT REV	A.M.

DRAWN BY: C. CODY
CHECKED BY: J. GRAY
APPROVED BY:
DATE: 02/02/12

Streamline Engineering
3268 Perry Rd., Suite 200, Lucerne, CA 95660
E-Mail: info@streamlineeng.com Fax: 530-820-1841

at&t
4430 ROSEWOOD DR BLDG 3, 6TH FLOOR
PLEASANTON, CA 94688

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-6

