SAN FRANCISCO
PLANNING DEPARTMENT

Executive Summary
Conditional Use Authorization
HEARING DATE: SEPTEMBER 18, 2014

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San Francisco,
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Date:	September 11, 2014
Case No.:	**2012.0059C**
Project Address:	**431 Balboa Street**
Current Zoning:	NC-2 (Neighborhood Commercial, Small-Scale) 40-X Height and Bulk District
Block/Lot:	1639/047
Project Sponsor:	AT&T Mobility represented by Talin Aghazarian, Ericsson, Inc., 530 Bush Street, 5th Floor San Francisco, CA
Staff Contact:	Omar Masry – (415) 575-9116 Omar.Masry@sfgov.org

PROJECT DESCRIPTION

The proposal is to allow the development of an AT&T Mobility macro wireless telecommunication services ("WTS") facility. The macro WTS facility would consist of nine (9) screened rooftop-mounted panel antennas, and electronic equipment necessary to run the facility on the roof and within a first floor room. Based on the zoning and land use, the WTS facility is proposed on a Location Preference 5 Site (Mixed-Use Buildings in High-Density Districts) according to the WTS Facilities Siting Guidelines.

The proposed antennas would either measure approximately 55" high, by 7" wide, by 12" thick, or 48" high, by 29" wide, by 10" thick, and would be located in three separate areas (sectors). Sector A would feature three (3) roof-mounted panel antennas located behind a faux extension of the parapet along the Subject Building's frontage along Balboa Street. The existing parapet, which rises approximately two (2) feet above the 33-foot tall roof would be replaced and rise seven (7) above the roof. Sector B would be composed of three (3) panel antennas screened from view within elements intended to mimic 20-inch diameter vent pipes. The vent pipes would be mounted along the western edge of the building roof and set back approximately nine (9) feet from the primary frontage. The vent pipes would rise approximately seven (7) feet above the roof. Sector C would feature three panel antennas housed within a faux mechanical penthouse near the rear of the roof. The screening would mimic wood lattice screening and would measure 12' wide, by 12' deep, by 7' high.

The screening material used for the faux elements used for each Sector would be composed of a fiberglass like material known as fibre-reinforced plastic (FRP), which would be painted and textured to mimic vent pipes, parapets, and wood lattice screens typically found on building rooftops in the surrounding neighborhood. The FRP material allows for the screening of panel antennas, while still allowing radio waves to pass through.

Electronic equipment necessary to run the facility would be located in two locations. A portion of the equipment would be located on the roof, but at locations (height and setback from roof edges) that would

not be visible from adjacent public rights-of-way. The relatively larger, equipment cabinets would be located within an approximately 35 square-foot area on the first floor, and would include battery back-up cabinets, to provide backup power in the event of a power outage or disaster.

Though not a part of the Proposed Project, in the event the macro WTS facility is approved and constructed, AT&T Mobility would remove an existing micro WTS facility, featuring two (2) small façade-mounted "chicklet" antennas (each approximately the size of a three-ring binder); which is located approximately 180 feet away from the Project Site at 500 Balboa Street.

SITE DESCRIPTION AND PRESENT USE

The Project Site is located on Assessor's Block 1639, Lot 047 along the south side of Balboa Street, between 5th and 6th Avenues. The Subject building was originally constructed as a one-story commercial building, and later modified in 1988, in order to add two floors of residential dwellings above. The Subject Building is approximately 33-feet tall, and features two residential dwellings, along with a ground floor commercial space (Sushi Bistro restaurant).

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site lies within the Inner Richmond neighborhood, and is surrounded by a mix of single-story commercial buildings, mixed-use buildings (one or two residential floors above ground floor commercial space), two or three-story residential buildings to the north, and the adjacent residential neighborhood to the south.

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, Suite 400, San Francisco.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	August 29, 2014	August 27, 2014	22 days
Posted Notice	20 days	August 29, 2014	August 29, 2014	20 days
Mailed Notice	10 days	September 8, 2014	August 29, 2014	20 days

PUBLIC COMMENT

As of September 11, 2014, the Department has received one inquiry, and two letters or phone calls from residents opposed to the proposed Project based on concerns over the potential health effects of radio-frequency (RF) emissions.

In addition, the Project Sponsor held a community meeting at the Richmond Branch of the San Francisco Public Library, at 351 9th Avenue, to discuss the Project at 7:00 p.m. on March 1, 2012. Three (3) community members attended the meeting. Questions involved the potential health effects of RF

emissions, the site selection process utilized by the Project Sponsor, and the location of nearby existing WTS facilities.

ISSUES AND OTHER CONSIDERATIONS

- Health and safety aspects of all wireless Projects are reviewed under the Department of Public Health, San Francisco Fire Department, and the Department of Building Inspection. The RF emissions associated with this Project have been determined to comply with limits established by the Federal Communications Commission (FCC).
- An updated Five Year Plan with approximate longitudinal and latitudinal coordinates of proposed locations, including the Project Site, is on file with the Planning Department.
- All required public notifications were conducted in compliance with the Planning Code and adopted WTS policies.

REQUIRED COMMISSION ACTION

Pursuant to Sections 711.83 and 303 of the Planning Code, a Conditional Use Authorization is required for a macro WTS facility in an NC-2 (Neighborhood Commercial, Small-Scale) Zoning District.

BASIS FOR RECOMMENDATION

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

- The Project complies with the applicable requirements of the Planning Code.
- The Project is consistent with the Objectives and Policies of the General Plan.
- The Project is consistent with the 1996 WTS Facilities Siting Guidelines, Planning Commission Resolution No. 14182, 16539, and 18523 supplementing the 1996 WTS Guidelines.
- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections.
- The expected RF emissions fall well within the limits established by the Federal Communications Commission (FCC).
- According to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, the Project Site is a Location Preference 5 (Mixed-Use Buildings in High-Density Districts) site. As required by the WTS Facilities Siting Guidelines, the Project Sponsor has submitted an Alternative Site Analysis demonstrating the lack of available locations considered a higher siting preference by the WTS Facilities Siting Guidelines.
- Based on propagation maps provided by AT&T Mobility, the Project would provide enhanced 700 - 2170 Megahertz 4G LTE (4th Generation, Long-Term-Evolution, voice and data) coverage in an area that currently experiences gaps in coverage and capacity.
- Based on the analysis provided by AT&T Mobility, the Project will provide additional capacity in an area that currently experiences insufficient service during periods of high data usage.
- Based on independent third-party evaluation, the maps, data, and conclusions about service coverage and capacity provided by AT&T Mobility are accurate.
- The nine (9) roof-mounted antennas would be screened within a combination of faux elements (parapet extension, vent pipes and lattice screen for mechanical equipment). Related electronic

equipment would be located on the roof and a first floor room. The roof-mounted equipment would be placed at a height and setback from roof edge, so as to not be visible from adjacent public rights-of-way. The facility would continue to avoid intrusion into public vistas, avoid significant disruption of the architectural integrity of building and insure harmony with neighborhood character.

- The Project has been reviewed by staff and found to be categorically exempt from further environmental review, as a Class 3 exemption of the California Environmental Quality Act.

RECOMMENDATION:	**Approval with Conditions**

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

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

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 303(c) AND 711.83 TO INSTALL A MACRO WIRELESS TELECOMMUNICATIONS SERVICES FACILITY CONSISTING OF NINE SCREENED PANEL ANTENNAS AND ASSOCIATED EQUIPMENT LOCATED ON THE ROOFTOP AND WITHIN THE FIRST FLOOR ROOM OF AN EXISTING MIXED-USE BUILDING AS PART OF AT&T MOBILITY'S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN AN NC-2 (NEIGHBORHOOD COMMERCIAL, SMALL-SCALE) ZONING DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 18, 2012, AT&T Mobility (hereinafter "Project Sponsor"), submitted an application (hereinafter "Application"), for a Conditional Use Authorization on the property at 431 Balboa Street, Lot 047, in Assessor's Block 1639, (hereinafter "Project Site") to install a wireless telecommunications service facility (hereinafter "WTS") consisting of nine (9) screened panel antennas and equipment located on the roof and first floor of the Subject Building, as part of AT&T Mobility's telecommunications network, within an NC-2 (Neighborhood Commercial, Small-Scale) Zoning District, and a 40-X Height and Bulk District.

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

(hereinafter "Department"), as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco.

On September 18, 2014, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the Application for a Conditional Use Authorization.

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

MOVED, that the Commission hereby authorizes the Conditional Use in Application No. 2012.0059C, 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 on Assessor's Block 1639, Lot 047 along the south side of Balboa Street, between 5th and 6th Avenues. The Subject building was originally constructed as a one-story commercial building, and later modified in 1988, in order to add two floors of residential dwellings above. The Subject Building is approximately 33-feet tall, and features two residential dwellings, along with a ground floor commercial space (Sushi Bistro restaurant).

3. **Surrounding Properties and Neighborhood**. The Project Site lies within the Inner Richmond neighborhood, and is surrounded by a mix of single-story commercial buildings, mixed-use buildings (one or two residential floors above ground floor commercial space), two or three-story residential buildings to the north, and the adjacent residential neighborhood to the south.

4. **Project Description.** The proposal is to allow the development of an AT&T Mobility macro wireless telecommunication services ("WTS") facility. The macro WTS facility would consist of nine (9) screened rooftop-mounted panel antennas, and electronic equipment necessary to run the facility on the roof and within a first floor room.

   The proposed antennas would either measure approximately 55" high, by 7" wide, by 12" thick, or 48" high, by 29" wide, by 10" thick, and would be located in three separate areas (sectors). Sector A would feature three (3) roof-mounted panel antennas located behind a faux extension of the parapet along the Subject Building's frontage along Balboa Street. The existing parapet, which rises approximately two (2) feet above the 33-foot tall

roof would be replaced and rise seven (7) above the roof. Sector B would be composed of three (3) panel antennas screened from view within elements intended to mimic 20-inch diameter vent pipes. The vent pipes would be mounted along the western edge of the building roof and set back approximately nine (9) feet from the primary frontage. The vent pipes would rise approximately seven (7) feet above the roof. Sector C would feature three panel antennas housed within a faux mechanical penthouse near the rear of the roof. The screening would mimic wood lattice screening and would measure 12′ wide, by 12′ deep, by 7′ high.

The screening material used for the faux elements used for each Sector would be composed of a fiberglass like material known as fibre-reinforced plastic (FRP), which would be painted and textured to mimic vent pipes, parapets, and wood lattice screens typically found on building rooftops in the surrounding neighborhood. The FRP material allows for the screening of panel antennas, while still allowing radio waves to pass through.

Electronic equipment necessary to run the facility would be located in two locations. A portion of the equipment would be located on the roof, but at locations (height and setback from roof edges) that would not be visible from adjacent public rights-of-way. The relatively larger, equipment cabinets would be located within an approximately 35 square-foot area on the first floor, and would include battery back-up cabinets, to provide backup power in the event of a power outage or disaster.

Though not a part of the Proposed Project, in the event the macro WTS facility is approved and constructed, AT&T Mobility would remove an existing micro WTS facility, featuring two (2) small façade-mounted "chicklet" antennas (each approximately the size of a three-ring binder); which is located approximately 180 feet away from the Project Site at 500 Balboa Street.

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

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

   1. Publicly-used Structures: such facilities as fire stations, utility structures, community facilities, and other public structures;

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

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

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

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

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of zoning districts and building uses for the siting of wireless telecommunications facilities. Under the *Guidelines*, and based on the presence of macro WTS facilities for Sprint and Clearwire, the WTS facility is proposed on a Location Preference 5 Site (Preferred Location, Mixed-Use Buildings in High-Density Districts) according to the WTS Facilities Siting Guidelines. Per the *Guidelines*, the Project Sponsor provided an Alternative Site Analysis describing the lack of available locations considered a higher preference.

7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network is designed to address coverage and capacity needs in the area. The network will operate in the 700 – 2,170 Megahertz (MHZ) bands, which are regulated by the Federal Communications Commission (FCC) and must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.

8. **Radiofrequency (RF) Emissions:** The Project Sponsor retained Hammett & Edison, Inc., a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. Pursuant to the *Guidelines*, the Department of

Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the Guidelines.

9. **Department of Public Health Review and Approval.** The proposed Project was referred to the Department of Public Health (DPH) for emissions exposure analysis. Existing radio-frequency (RF) levels at ground level were around 3% of the FCC public exposure limit.

   AT&T Mobility proposes to install nine (9) panel antennas. The antennas will be mounted at a height of approximately 38 feet above the ground. The estimated ambient RF field from the proposed AT&T Mobility transmitters at ground level is calculated to be 0.088 mW/sq. cm., which is 9.5% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 71 feet and does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish, and Chinese. Workers should not have access to the area (32 feet) directly in front of the antenna while it is in operation.

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

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

12. **Community Outreach.** Per the *Guidelines*, the Project Sponsor held a community meeting at the Richmond Branch of the San Francisco Public Library, at 351 9th Avenue, to discuss the Project at 7:00 p.m. on March 1, 2012. Three (3) community members attended the meeting. Questions involved the potential health effects of radio-frequency (RF) emissions, the site selection process utilized by the Project Sponsor, and the location of nearby existing WTS facilities.

13. **Five-year plan:** Per the Guidelines, the Project Sponsor submitted an updated five-year plan, as required, in April 2014.

14. **Public Comment.** As of September 11, 2014, the Department has received one inquiry, and two letters or phone calls from residents opposed to the proposed Project based on concerns over the potential health effects of radio-frequency (RF) emissions.

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

    A. **Use.** Per Planning Code Section 711.83, a Conditional Use Authorization is required for the installation of wireless telecommunication services facility (Public Use).

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

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

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

The proposed Project at 431 Balboa Street is generally desirable and compatible with the surrounding neighborhood because the Project will not conflict with the existing uses of the property and will be designed to be compatible with the surrounding neighborhood. 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, to avoid disruption of the architectural design integrity of buildings, and to insure harmony with the existing neighborhood character and promote public safety. The Project has been reviewed and determined to not cause the removal or alteration of any significant architectural features of the subject building.

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

Coverage: San Francisco does have sufficient overall wireless coverage (note that this is separate from carrier capacity). San Francisco's unique coverage issues are due to topography and building heights. The hills and buildings disrupt lines of site between WTS base stations. Thus, telecommunication carriers continue to install additional installations to make sure coverage is sufficient.

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

The proposed Project at 431 Balboa Street is necessary in order to achieve sufficient street and in-building mobile phone coverage and data capacity. Recent drive tests in the subject area conducted by the AT&T Mobility Radio Frequency Engineering Team provide that the Project Site is a preferable location, based on factors including quality of coverage and aesthetics.

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

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

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

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

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

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

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

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

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

All of the antennas and roof-mounted equipment areas are screened, or so located so as to approximate a parapet extension and mechanical appurtenances normally found on similar building rooftops. Related electronic equipment would be placed in a first floor room, and on the roof at a height, and setback from roof edge, so as to not be visible from adjacent public rights-of-way. The proposed antennas and equipment will not affect landscaping, open space, parking, lighting or signage at the Project Site or surrounding area.

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

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

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

The Project is consisted with the purpose of this Neighborhood Commercial District in that the intended use is located on an existing building and would not alter the character of the building or surrounding area. Furthermore, the facility would not impact the primary use of the building, which is a restaurant and two (2) residential dwellings.

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

HOUSING ELEMENT
Objectives and Policies

BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE

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

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

The Project will improve AT&T Mobility's coverage and capacity along Balboa Street and portions of the Inner Richmond neighborhood.

URBAN DESIGN ELEMENT
Objectives and Policies

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 proposed antennas and rooftop equipment, where visible from adjacent public rights-of-way, would be located in such as manner as to approximate a parapet extension and mechanical appurtenances associated with a similar building rooftop. The height, setback from roof edge, and use of stealthing, would ensure the facility does not appear cluttered or distracting.

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 1.1:
Encourage development, which provides substantial net benefits and minimizes undesirable consequences. Discourage development, which has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:
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 2.1:
Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

Policy 2.3:
Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

The Site would be an integral part of a new wireless communications network that would enhance the City's diverse economic base.

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

Policy 4.1:
Maintain and enhance a favorable business climate in the City.

Policy 4.2:
Promote and attract those economic activities with potential benefit to the City.

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

VISITOR TRADE

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

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

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

COMMUNITY SAFETY ELEMENT
Objectives and Policies

OBJECTIVE 3:
ESTABLISH STRATEGIES TO ADDRESS THE IMMEDIATE EFFECTS OF A DISASTER.

Policy 1.20
Increase communication capabilities in preparation for all phases of a disaster and ensure communication abilities extend to hard-to-reach areas and special populations.

Policy 2.4
Bolster the Department of Emergency Management's role as the City's provider of emergency planning and communication, and prioritize its actions to meet the needs of San Francisco.

Policy 2.15
Utilize advancing technology to enhance communication capabilities in preparation for all phases of a disaster, particularly in the high-contact period immediately following a disaster.

Policy 3.7:
Develop a system to convey personalized information during and immediately after a 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 providing communication services.

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

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

The wireless communications network would enhance personal communication services for businesses and customers in the surrounding area.

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. The facility consists of roof-mounted equipment and equipment within a non-residential area within the Subject Building. The roof-mounted equipment would be screened or minimally visible, and would therefore not adversely affect the neighborhood character.

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 significantly impeded and neighborhood parking would not be overburdened.

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

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

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

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

G. That landmarks and historic buildings be preserved.

The Project Site is considered a Potential Historic Resource, which was redeveloped in 1988. The majority of the facility, which is visible from the public right-of-way, consists of nine (9) panel antennas, which would be screened from view by elements intended to mimic faux vent pipes, a mechanical equipment screen, and parapet extension, typically found on buildings within the City. The faux elements would be of a massing, height, and setback from roof edge so as to not appear out of scale with the Subject Building. No elements exhibiting craftsmanship or detailing are present at areas where the facility is proposed. Furthermore the proposed facility would not detract from views of other buildings considered potential historic resources in the surrounding area.

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

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

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

20. The Commission hereby finds that approval of the Conditional Use 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 nine (9) screened panel antennas and associated equipment cabinets on the roof and first floor of the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 5 (Preferred Location, Mixed-Use Buildings in High-Density Districts) according to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, within an NC-2 (Neighborhood Commercial, Small-Scale) District, and a 40-X Height and Bulk District, and subject to the conditions of approval attached hereto as **Exhibit A;** in general conformance with the plans, dated July 15, 2014, and stamped "Exhibit B."

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

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **September 18, 2014**.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 18, 2014

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 711.83 and 303 to install up to nine (9) screened panel antennas and associated equipment cabinets on the roof and first floor of the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 5 (Preferred Location, Mixed-Use Buildings in High-Density Districts) according to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, within an NC-2 (Neighborhood Commercial, Small-Scale) District, and a 40-X Height and Bulk District, and subject to the conditions of approval attached hereto as **Exhibit A;** in general conformance with the plans, dated July 15, 2014, and stamped "Exhibit B."

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the Project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **September 18, 2014** 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 (3) years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use Authorization is only an approval of the proposed project and conveys no independent right to construct the Project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org .

DESIGN – COMPLIANCE AT PLAN STAGE

3. **Plan Drawings - WTS**. Prior to the issuance of any building or electrical permits for the installation of the facilities, the Project Sponsor shall submit final scaled drawings for review and approval by the Planning Department ("Plan Drawings"). The Plan Drawings shall describe:
   a. Structure and Siting. Identify all facility related support and protection measures to be installed. This includes, but is not limited to, the location(s) and method(s) of placement, support, protection, screening, paint and/or other treatments of the antennas and other appurtenances to insure public safety, insure compatibility with urban design, architectural and historic preservation principles, and harmony with neighborhood character.
   b. For the Project Site, regardless of the ownership of the existing facilities. Identify the location of all existing antennas and facilities; and identify the location of all approved (but not installed) antennas and facilities.
   c. Emissions. Provide a report, subject to approval of the Zoning Administrator, that operation of the facilities in addition to ambient RF emission levels will not exceed adopted FCC standards with regard to human exposure in uncontrolled areas.
      For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, www.sf-planning.org .

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

   For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, www.sf-planning.org .

MONITORING - AFTER ENTITLEMENT

5. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

6. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific Conditions of Approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

8. **Implementation Costs - WTS**.
   a. The Project Sponsor, on an equitable basis with other WTS providers, shall pay the cost of preparing and adopting appropriate General Plan policies related to the placement of WTS facilities. Should future legislation be enacted to provide for cost recovery for planning, the Project Sponsor shall be bound by such legislation.
   b. The Project Sponsor or its successors shall be responsible for the payment of all reasonable costs associated with implementation of the conditions of approval contained in this authorization, including costs incurred by this Department, the Department of Public Health, the Department of Technology, Office of the City Attorney, or any other appropriate City Department or agency. The Planning Department shall collect such costs on behalf of the City.
   c. The Project Sponsor shall be responsible for the payment of all fees associated with the installation of the subject facility, which are assessed by the City pursuant to all applicable law.
      For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

9. **Implementation and Monitoring - WTS**. In the event that the Project implementation report includes a finding that RF emissions for the site exceed FCC Standards in any uncontrolled location, the Zoning Administrator may require the Applicant to immediately cease and desist operation of the facility until such time that the violation is corrected to the satisfaction of the Zoning Administrator.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

10. **Project Implementation Report - WTS**. The Project Sponsor shall prepare and submit to the Zoning Administrator a Project Implementation Report. The Project Implementation Report shall:
    a. Identify the three dimensional perimeter closest to the facility at which adopted FCC standards for human exposure to RF emissions in uncontrolled areas are satisfied;
    b. Document testing that demonstrates that the facility will not cause any potential exposure to RF emissions that exceed adopted FCC emission standards for human exposure in uncontrolled areas.
    c. The Project Implementation Report shall compare test results for each test point with applicable FCC standards. Testing shall be conducted in compliance with FCC regulations governing the measurement of RF emissions and shall be conducted during

normal business hours on a non-holiday weekday with the subject equipment measured while operating at maximum power.

d. Testing, Monitoring, and Preparation. The Project Implementation Report shall be prepared by a certified professional engineer or other technical expert approved by the Department. At the sole option of the Department, the Department (or its agents) may monitor the performance of testing required for preparation of the Project Implementation Report. The cost of such monitoring shall be borne by the Project Sponsor pursuant to the condition related to the payment of the City's reasonable costs.
    i. Notification and Testing. The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 2 and 4.
    ii. Approval. The Zoning Administrator shall request that the Certification of Final Completion for operation of the facility not be issued by the Department of Building Inspection until such time that the Project Implementation Report is approved by the Department for compliance with these conditions.

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

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

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

12. **Installation - WTS.** Within 10 days of the installation and operation of the facilities, the Project Sponsor shall confirm in writing to the Zoning Administrator that the facilities are being maintained and operated in compliance with applicable Building, Electrical and other Code requirements, as well as applicable FCC emissions standards.
    For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

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

OPERATION

14. **Community Liaison.** Prior to issuance of a building permit application to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

15. **Out of Service – WTS**. The Project Sponsor or Property Owner shall remove antennas and equipment that has been out of service or otherwise abandoned for a continuous period of six months.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

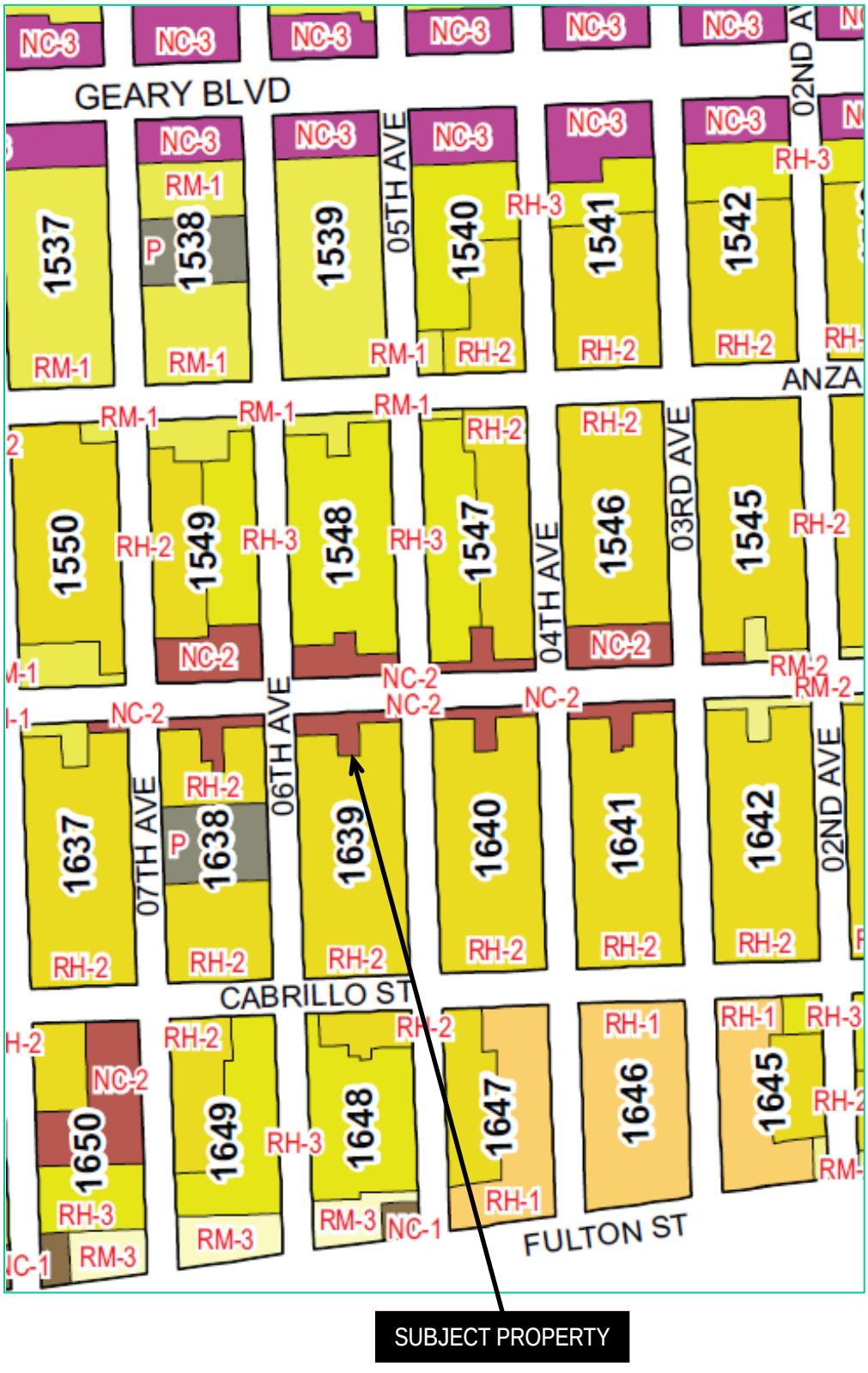
16. **Emissions Conditions – WTS**. It is a continuing condition of this authorization that the facilities be operated in such a manner so as not to contribute to ambient RF/EMF emissions in excess of then current FCC adopted RF/EMF emission standards; violation of this condition shall be grounds for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

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

18. **Transfer of Operation – WTS**. Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is made known to the Zoning Administrator in advance of such operation, and all conditions of approval for the subject installation are carried out by the new carrier/provider.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

Zoning Map

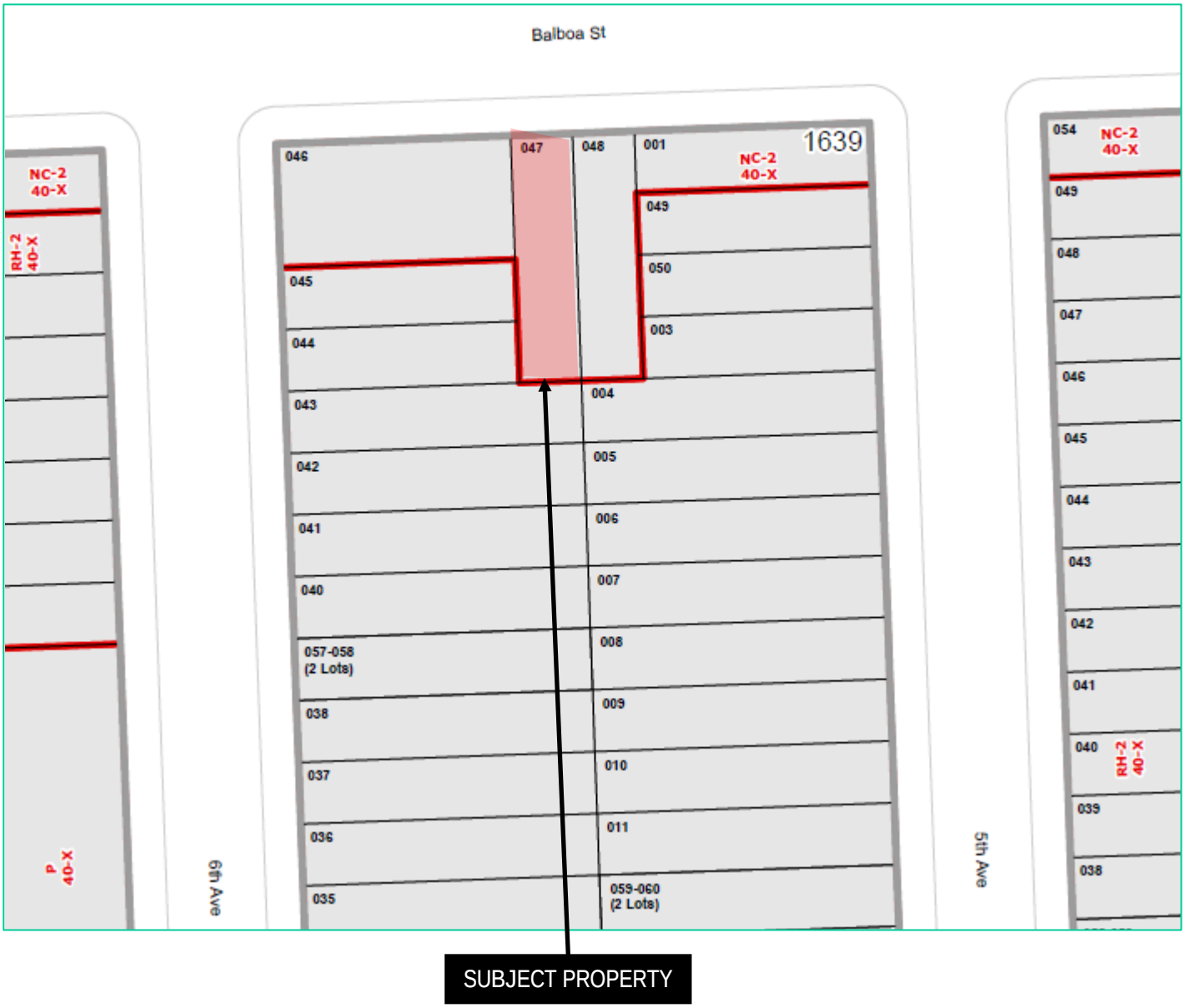


Case Number 2012.0059C
AT&T Mobility Macro WTS Facility
431 Balboa Street

Aerial Photo

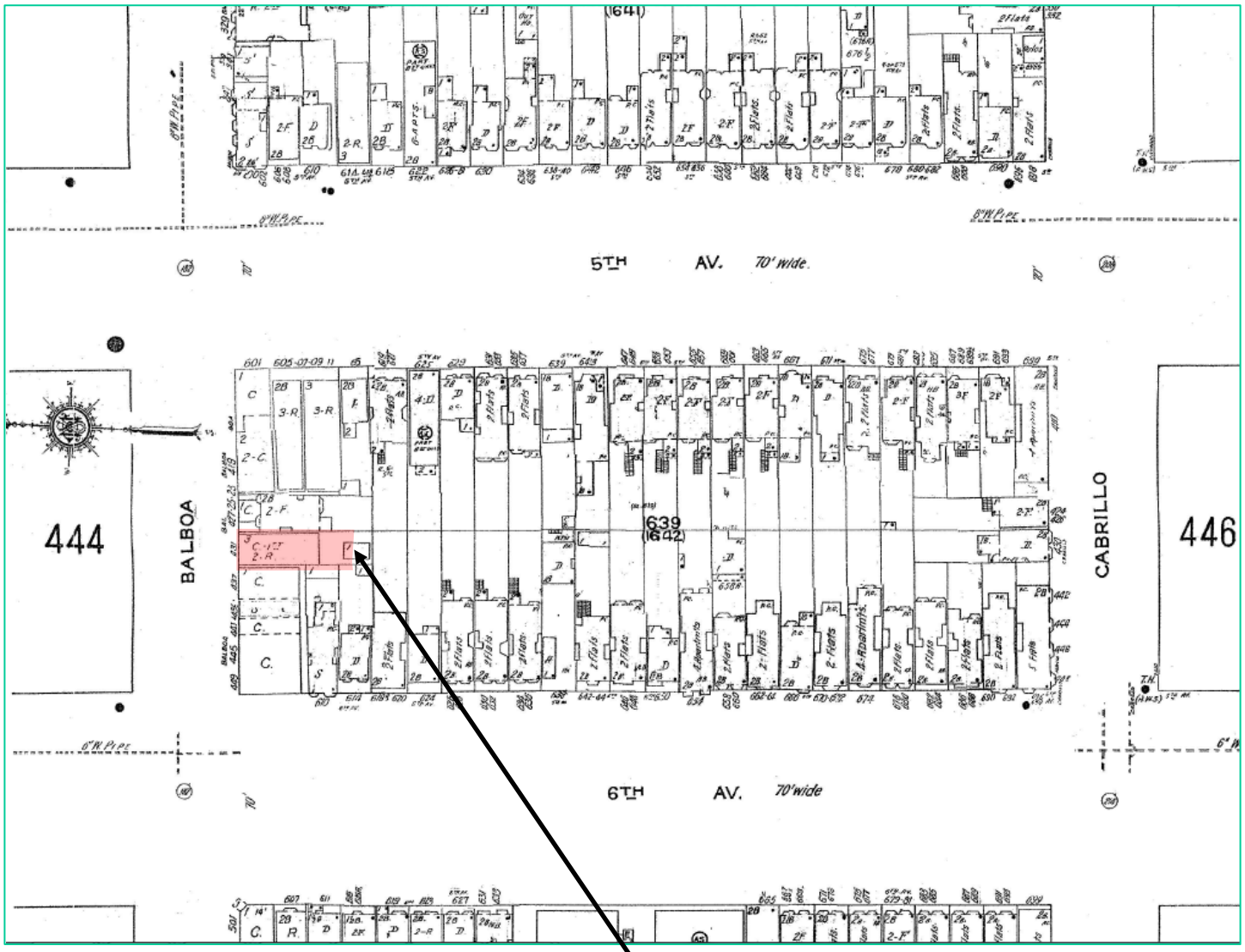
Case Number 2012.0059C
AT&T Mobility Macro WTS Facility
431 Balboa Street

Parcel Map



Case Number 2012.0059C
AT&T Mobility Macro WTS Facility
431 Balboa Street

Sanborn Map*



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

Case Number 2012.0059C
AT&T Mobility Macro WTS Facility
431 Balboa Street

G. 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:

Subject Property at 431 Balboa Street

Subject property and buildings 100' to the East along Balboa Street

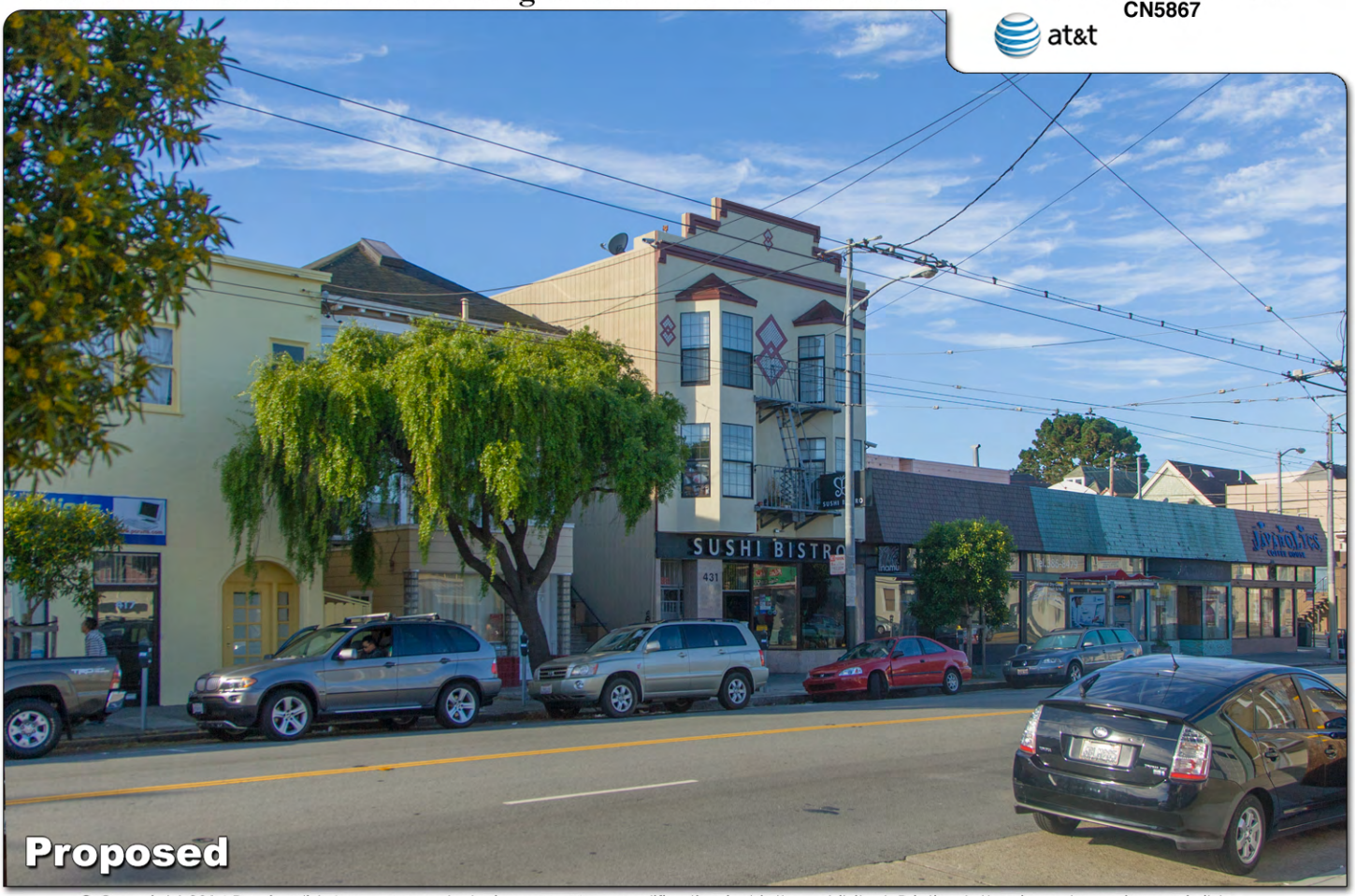
Subject property and buildings 100' to the West along Balboa Street

View of opposite blockface across Balboa Street

Sushi Bistro
431 Balboa Street
San Francisco, CA 94118
CN5867

at&t

Photosimulation of the view looking southwest across Balboa St.



Sushi Bistro
431 Balboa Street
San Francisco, CA 94118
CN5867

at&t

Photosimulation of the view looking southeast across Balboa St.

AT&T Mobility • Proposed Base Station (Site No. CN5867)
431 Balboa 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. CN5867) proposed to be located at 431 Balboa 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
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

The site was visited by Mr. William F. Hammett, P.E., during normal business hours on February 20, 2014, a non-holiday weekday, and reference has been made to information provided by AT&T, including zoning drawings by Streamline Engineering and Design, Inc., dated May 23, 2014.

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 3% of the most restrictive public exposure limit. The measurement equipment used was a Wandel & Goltermann Type EMR-300 Radiation Meter with Type 18 Isotropic Electric Field Probe (Serial No. C-0010). The meter and probe were under current calibration by the manufacturer.

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

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

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

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

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

AT&T proposes to install nine directional panel antennas – two groups of three Andrew Model SBNHH-1D65A antennas oriented toward 150°T and 240°T and one group of three CCI Model BSA-M65-17R010 dual-beam antennas oriented toward 330°T – above the roof of the three-story mixed-use building located at 431 Balboa Street. Two groups of antennas would be installed behind new view screens above the north end of the roof and the third group of antennas would be installed within a new view screen enclosure above the south end of the roof. The antennas would be mounted with up to 2° downtilt at an effective height of about 37½ feet above ground, 4½ feet above the roof.

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

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

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 11,080 watts, representing simultaneous operation at 4,080 watts for WCS, 4,120 watts for PCS, 1,000 watts for cellular, and 1,880 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 antennas to be installed as described in Item 4 above. There were noted buildings of similar height on all sides of the subject building.

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

For a person anywhere at ground, the maximum RF exposure level due to the proposed AT&T operation is calculated to be 0.088 mW/cm^2, which is 9.5% of the applicable public exposure limit. Ambient RF levels at ground level near the site are therefore estimated to be below 13% of the limit. The maximum calculated level at the top-floor elevation of any nearby building is 42% of the public exposure limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 71 feet out from the antenna faces and to much lesser distances above,

below, and to the sides; this includes areas of the roof of the building, but does not reach any publicly accessible areas.

9. Describe proposed signage at site.

It is recommended that barricades be erected, as shown in Figure 1 attached, and that the door to the view screen enclosure at the south end of the building be kept locked, to preclude public access within certain areas in front of the antennas. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training be provided to all authorized personnel who have access to the areas within the barricades, including employees and contractors of AT&T as well as roofers, HVAC workers, and building maintenance staff. No access within 32 feet directly in front of the antennas themselves, such as might occur during maintenance work on the roof, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Marking "Prohibited Access Areas" with red paint stripes and "Worker Notification Areas" with yellow paint stripes on the roof of the building in front of the antennas, as shown in Figure 1, and posting explanatory signs* at the roof access ladder, on the barricades, on the screens in front of the antennas, and at the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

10. Statement of authorship.

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

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

Conclusion

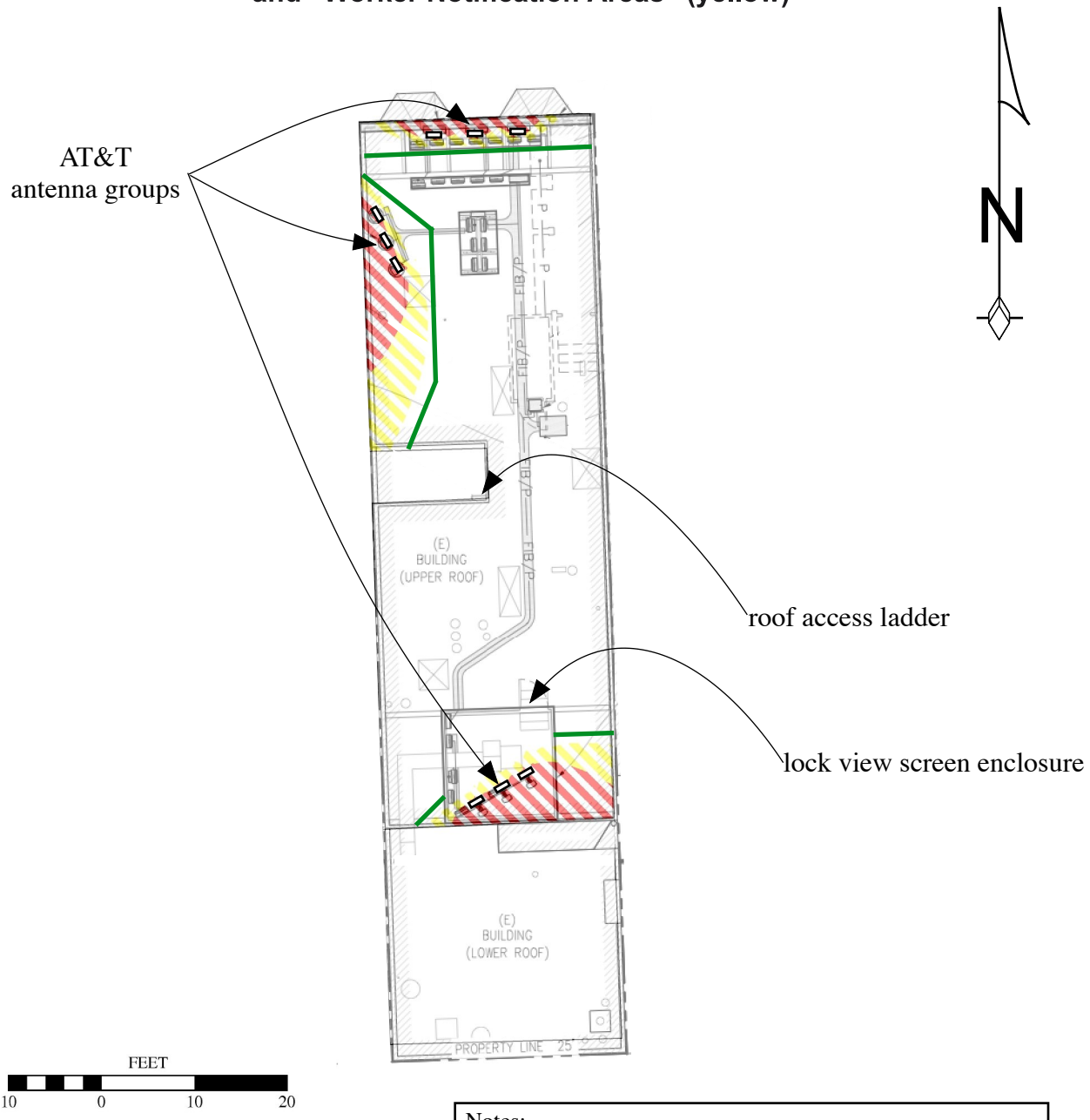
Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by AT&T Mobility at 431 Balboa Street in San Francisco, California, can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need 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. Erecting barricades is recommended to establish compliance with public exposure limitations; training authorized personnel, marking roof areas, and posting explanatory signs is recommended to establish compliance with occupational exposure limitations.

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

June 19, 2014

AT&T Mobility • Proposed Base Station (Site No. CN5867)
431 Balboa Street • San Francisco, California

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



Notes:
Base drawing from Streamline Engineering and Design, Inc., dated May 23, 2014.
Barricades should be erected and the view screen enclosure should be kept locked, to preclude access by the public to areas in front of the antennas.
"Prohibited Access Areas" should be marked with red paint stripes, "Worker Notification Areas" should be marked with yellow paint stripes, and explanatory signs should be posted at the roof access ladder, on the barricades, on the screens in front of the antennas, and at the antennas, readily visible to authorized workers needing access. See text.

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

Edwin M. Lee, Mayor
Barbara A. Garcia, MPA, Director of Health
Richard J. Lee, MPH, CIH REHS, Director of EH

Review of Cellular Antenna Site Proposals

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

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

Project Address/Location: *431 Balboa St*

Site ID: *1567* **SiteNo.:** *CN5867*

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: **11080** watts.

X 6. The total number of watts per installation and the total number of watts per sector for all installations or the building (roof or side) (WTS-FSG, Section 10.5.1).

Maximum Effective Radiant: **11080** 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 cumulative radio frequency fields for the proposed site including ground level (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 mw/cm2)

Maximum RF Exposure: **0.088** mW/cm^2 Maximum RF Exposure Percent: **9.5**

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

☑ Public_Exclusion_Area Public Exclusion In Feet: **71**

☑ Occupational_Exclusion_Area Occupational Exclusion In Feet: **32**

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 CFR47 1.1310 **Approval of the subsequent Project Implementation Report is based on project sponsor completing recommendations by project consultant and DPH.**

Comments:

There are currently no antennas operated by AT&T Wireless installed on the roof top of the building at 431 Balboa Street. Existing RF levels at ground level were around 3% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. AT&T Wireless proposes to install 9 new antennas. The antennas are mounted at a height of about 38 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.088 mW/sq cm., which is 9.5% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 71 feet and includes portions of the rooftop areas. Barricades should be installed to prevent access to these areas. Warning signs must be posted at the antennas, barricades and roof access points in English, Spanish and Chinese. Workers should not have access to within 32 feet of the front of the antennas while they are in operation. Prohibited access areas should be clearly marked with signs and red striping on the rooftop and worker notification areas with yellow 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 Sponsor)

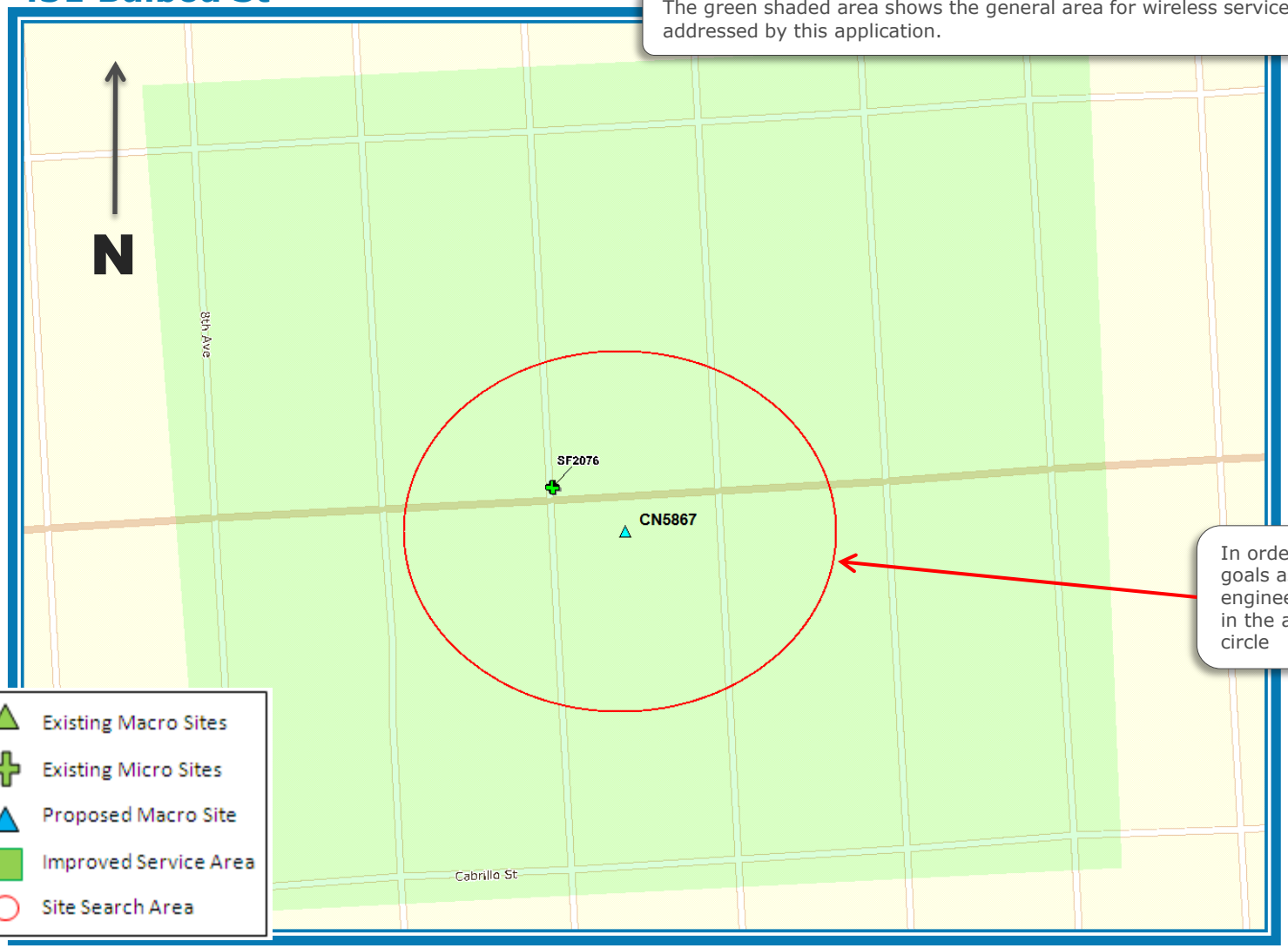
Signed:  Dated: 6/26/2014

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

Service Improvement Objective (CN5867)

431 Balboa St

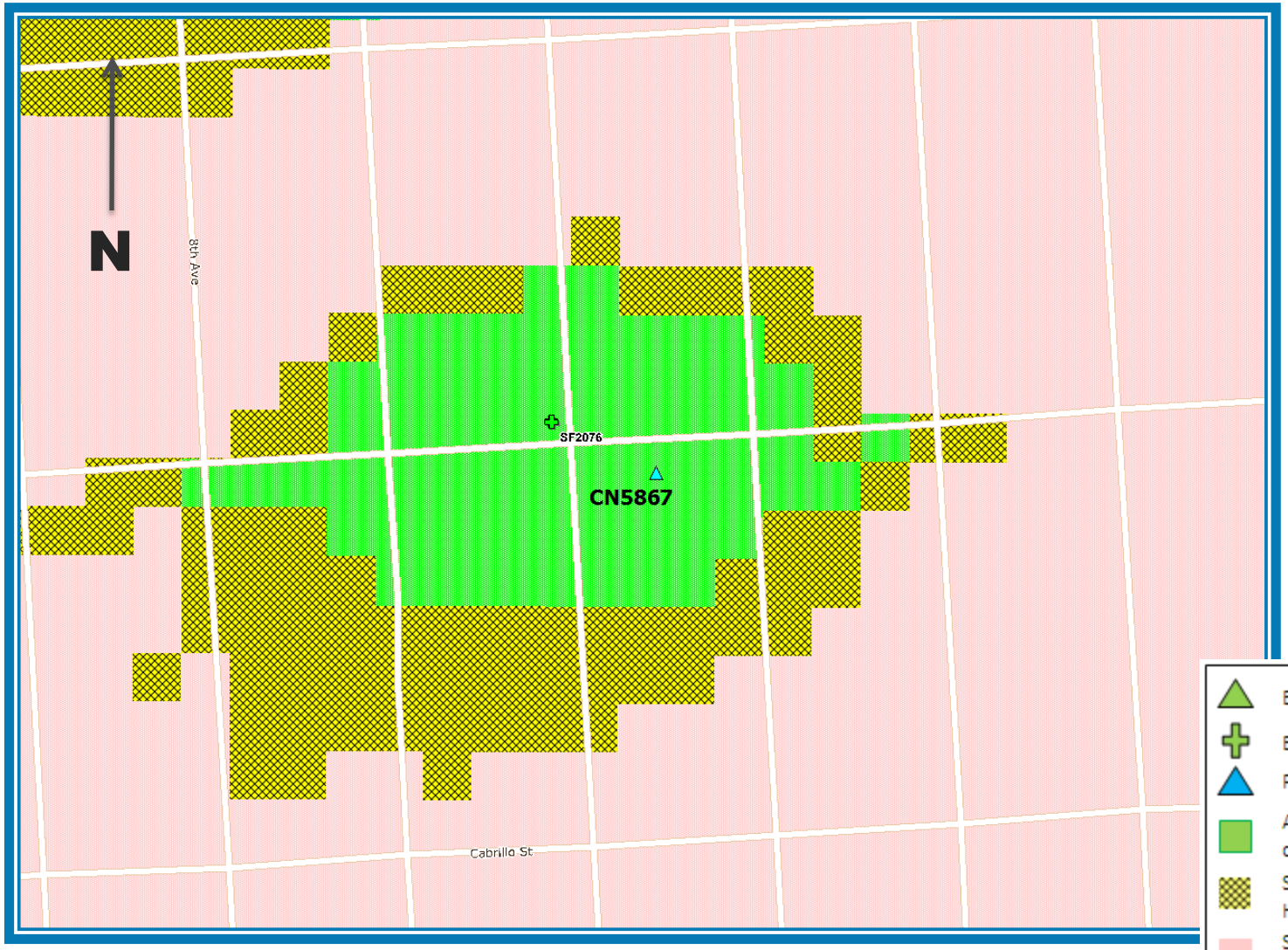
The green shaded area shows the general area for wireless service improvements addressed by this application.



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

Exhibit 2 - Proposed Site at 431 Balboa St (CN5867)

Service Area BEFORE site is constructed



at&t

Exhibit 3 - Current 7-Day Traffic Profile for the Location of CN5867

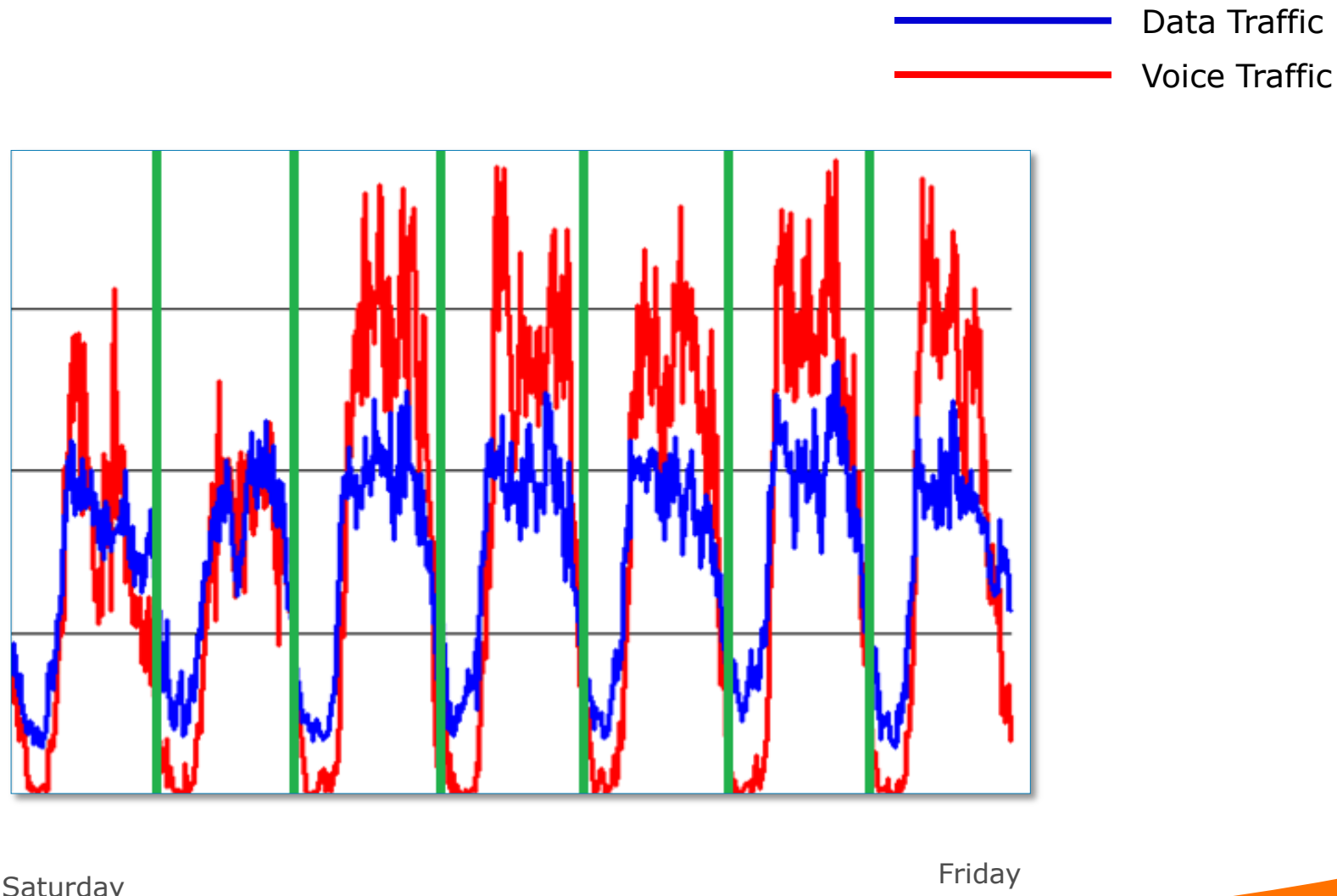


Exhibit 3 – Current 24-Hour Traffic Profile for the Location of CN5867

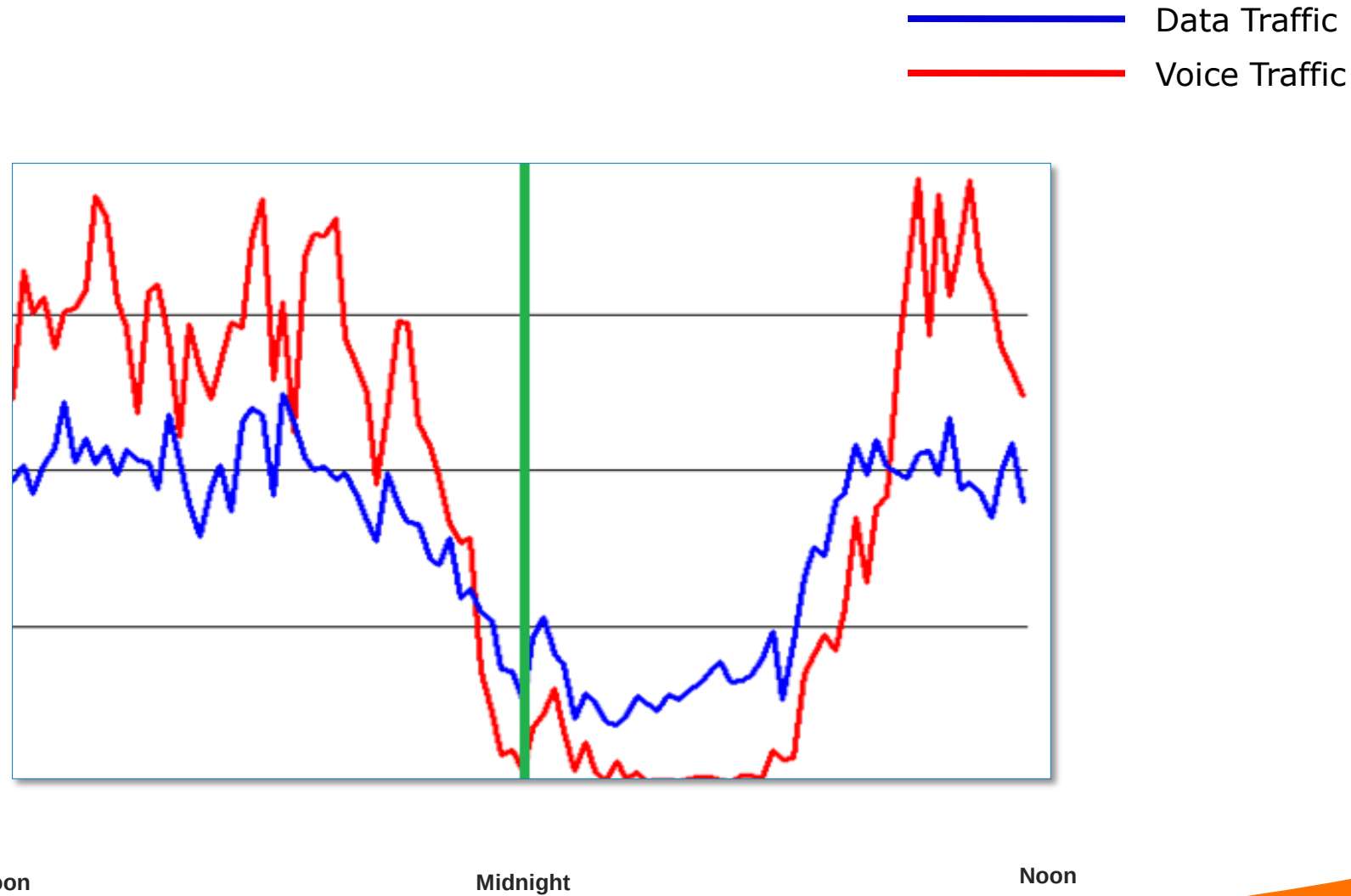
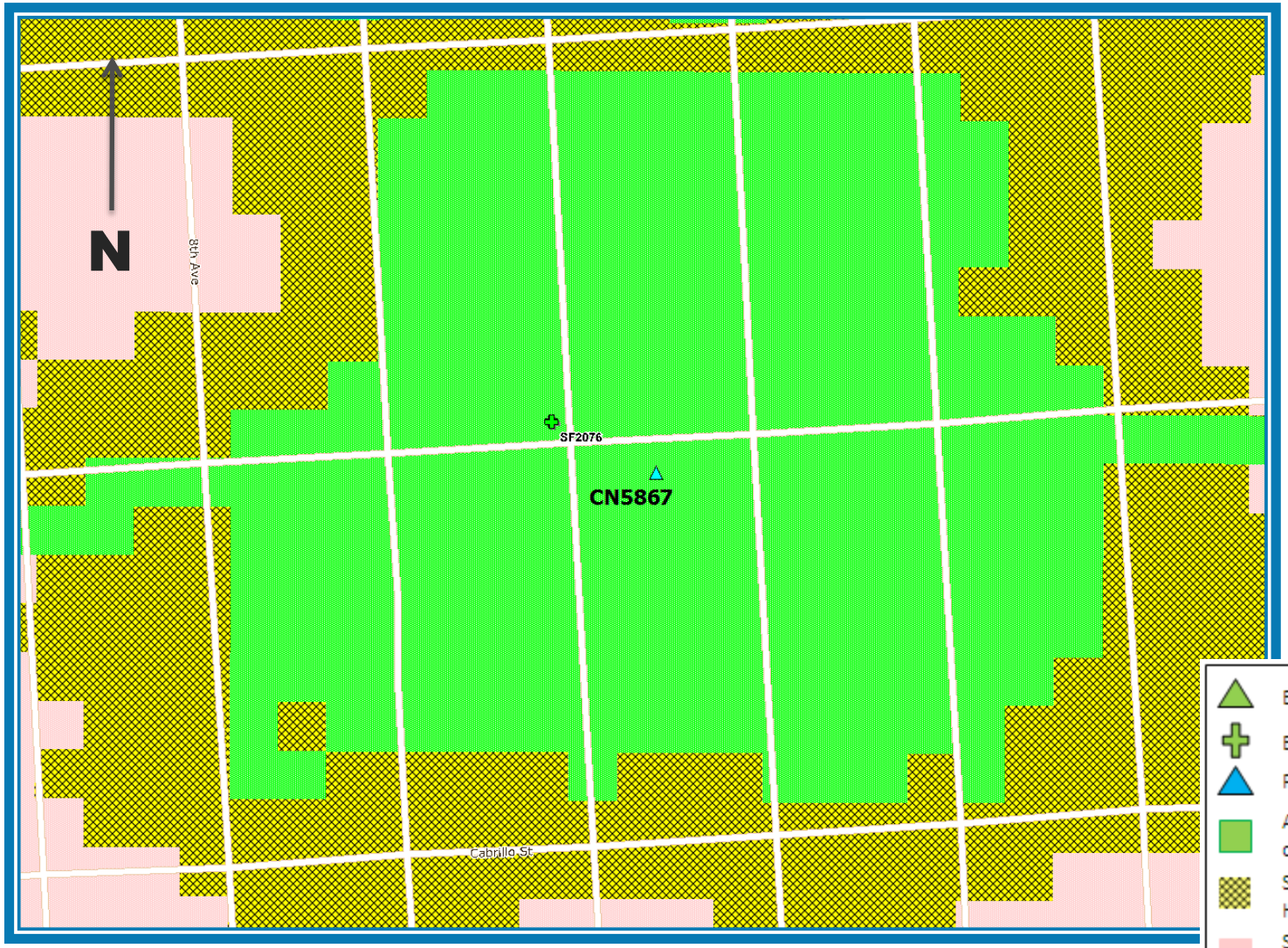


Exhibit 4 - Proposed Site at 431 Balboa St (CN5867)

Service Area AFTER site is constructed



July 22, 2014

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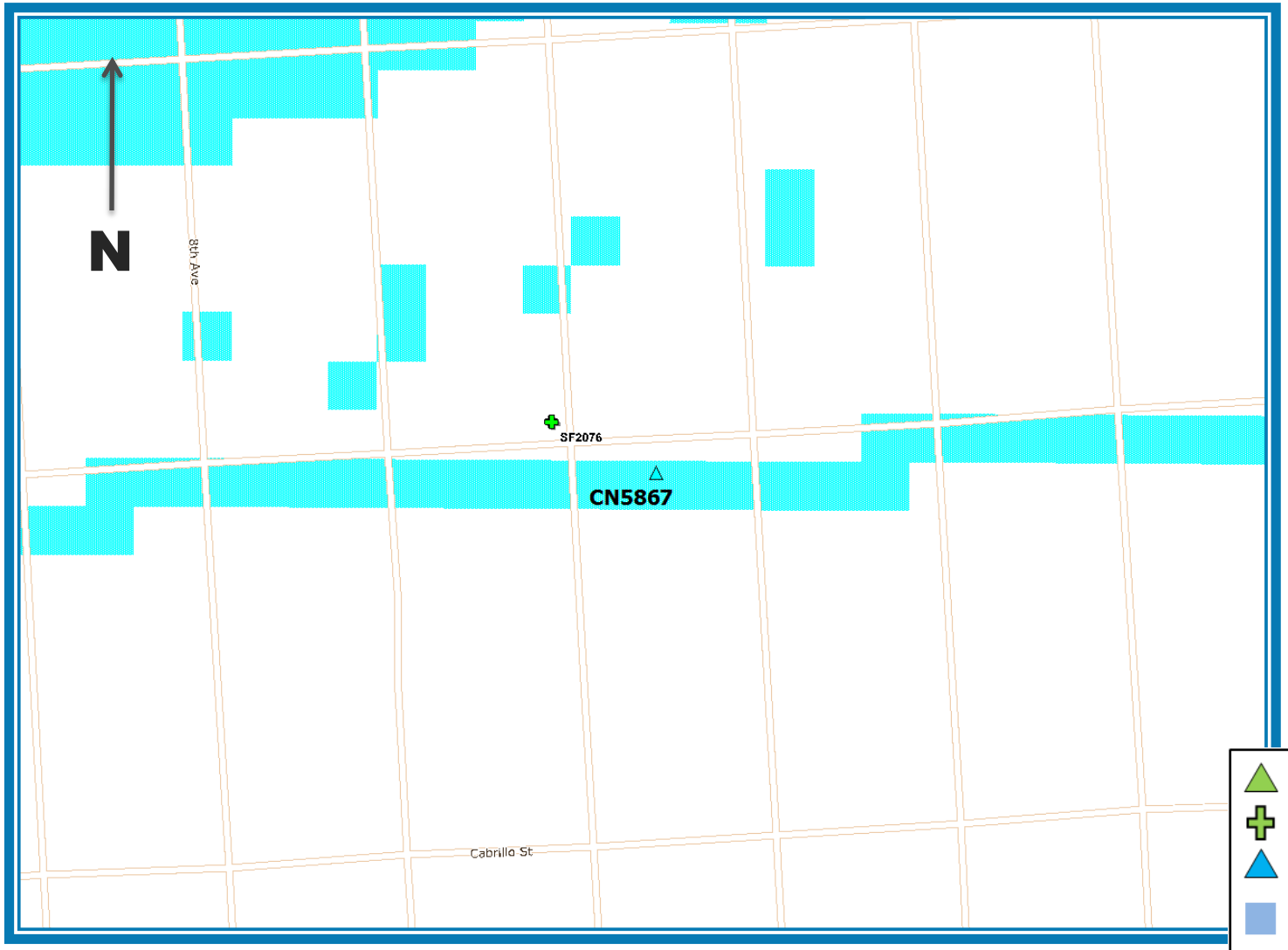
Exhibit 5 - Proposed Site at 431 Balboa St (CN5867)

4G LTE Service Area BEFORE site is constructed



July 22, 2014

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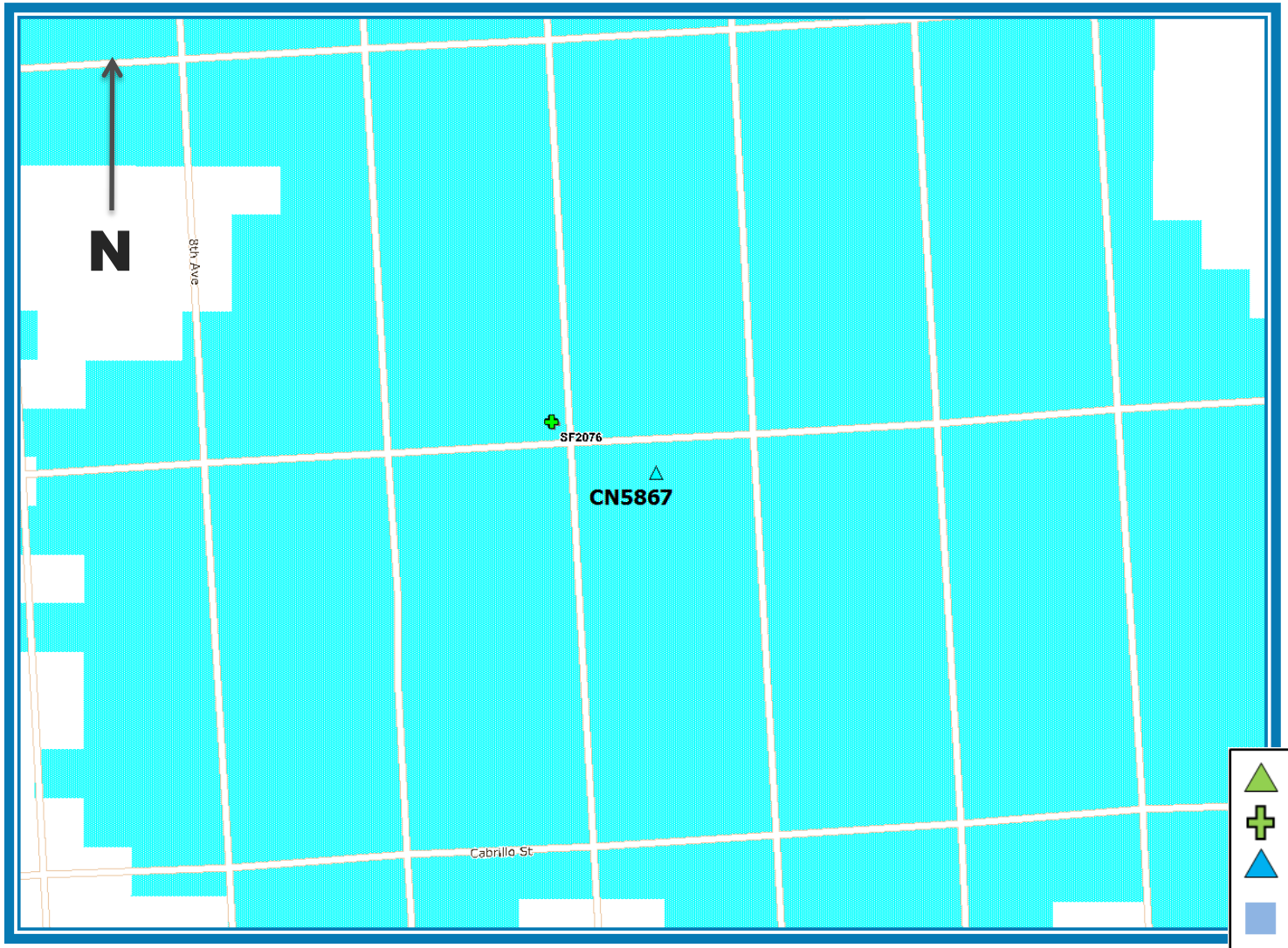
Exhibit 6 - Proposed Site at 431 Balboa St (CN5867)

4G LTE Service Area AFTER site is constructed



July 22, 2014

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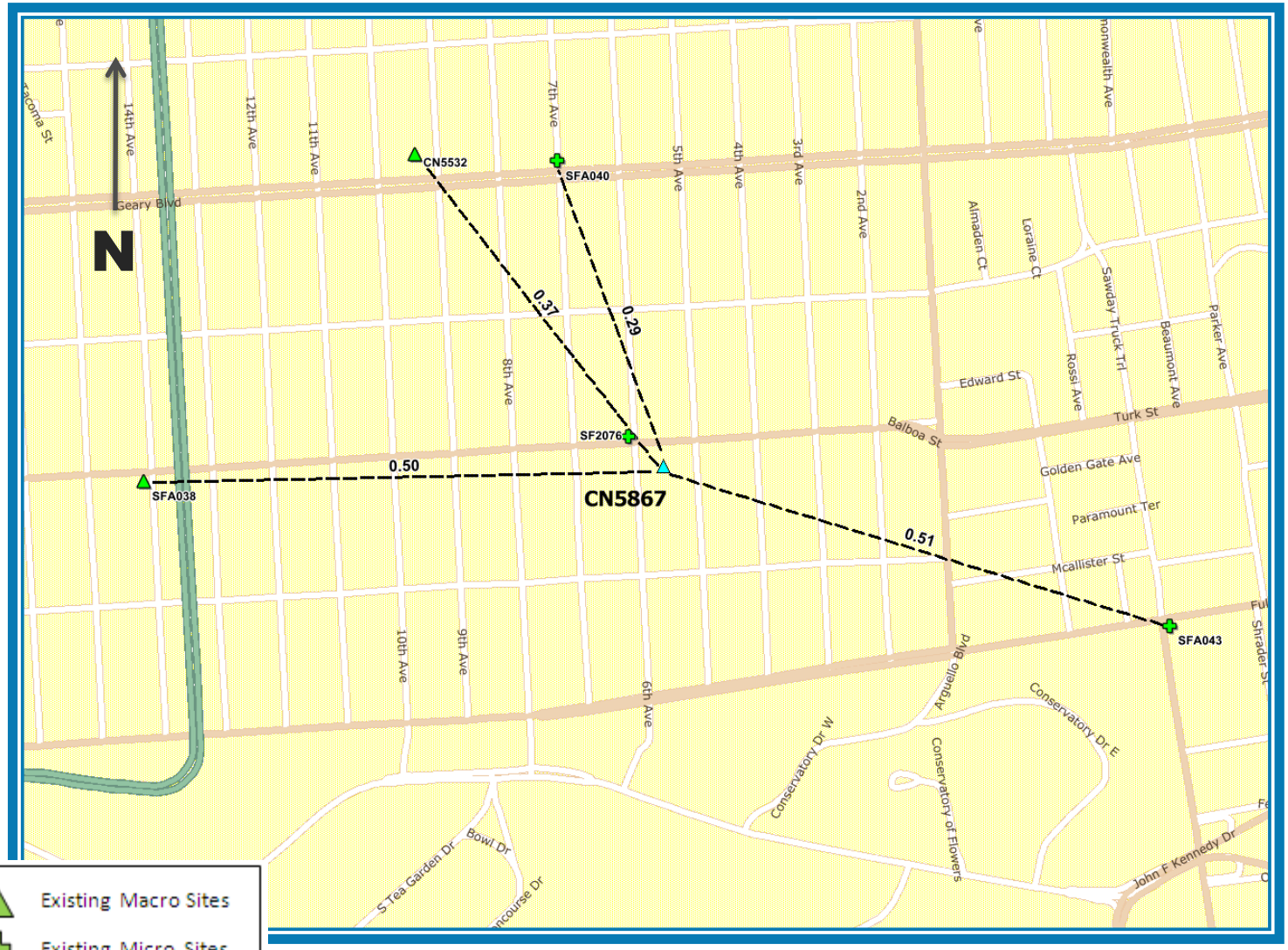
Existing Surrounding Sites at 431 Balboa St

CN5867



AT&T Mobility Conditional Use Permit Application
431 Balboa Street, San Francisco

STATEMENT OF MICHAEL CANIGLIA

I manage AT&T's design with respect to the proposed wireless communications facility at 431 Balboa Street, San Francisco (the "Property"). Based on my personal knowledge of the Property and with AT&T's wireless network, as well as my review of AT&T's records with respect to the Property and its wireless telecommunications facilities in the surrounding area, I have concluded that the work associated with this permit request is needed to close a significant service coverage gap in the area roughly bordered by Anza, 3rd Avenue, Cabrillo Street and 8th Avenue.

The service coverage gap is caused by obsolete or inadequate (or, in the case of 4G LTE, non-existent) infrastructure along with increased use of wireless broadband services in the area. As explained further in Exhibit 1, AT&T's existing facilities cannot adequately serve its customers in the desired area of coverage, let alone address rapidly increasing data usage. Although there is reasonable 3G outdoor signal strength in the area, 3G coverage indoors may be weak and the quality of 3G service overall is unacceptable, particularly during high usage periods of the day. Moreover, 4G LTE service coverage has not yet been deployed in this area.

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

Exhibit 2 to this Statement is a map of existing service coverage (without the proposed installation at the Property) in the area at issue. It includes service coverage provided by existing AT&T sites. The green shaded areas depict areas within a Signal-to-Noise range that provide acceptable service coverage even during high demand periods. Thus, based upon current usage, customers are able to initiate and complete voice or data calls either outdoors or most indoor areas at any time of the day, independent of the number of users on the network. The yellow shaded cross-hatched areas depict areas within a Signal-to-Noise range that results in a service coverage gap during high demand periods. In this area, severe service interruptions occur during periods of high usage, but reliable and uninterrupted service may be available during low demand periods. The pink shading depicts areas within a Signal-to-Noise range in which a customer might have difficulty receiving a consistently acceptable level of service at any time, day or night, not just during high demand periods. The quality of service experienced by any individual customer can differ greatly depending on whether that customer is indoors, outdoors, stationary, or in transit. Any area in the pink or yellow cross-hatched category is considered inadequate service coverage and constitutes a service coverage gap.

Exhibit 3 to this Statement depicts the current actual voice and data traffic in the immediate area. As you can see from the exhibit, the traffic fluctuates at different times of the day. In actuality, the service coverage footprint is constantly changing; wireless engineers call it "cell breathing" and during high usage periods, as depicted in the chart, the service coverage gap increases substantially. The time periods in which the existing surrounding cell sites experience highest usage conditions (as depicted in the yellow shaded cross-hatched area in Exhibit 2) are significant. Based upon my review of the maps, the Signal-to-Noise information, and the actual voice and data traffic in this area, it is my opinion that the service coverage gap shown in Exhibit 2 is significant.

Exhibit 4 to this Statement is a map that predicts service coverage based on Signal-to-Noise information in the vicinity of the Property if antennas are placed as proposed in the application. As shown by this map, placement of the equipment at the Property closes the significant 3G service coverage gap.

In addition to these 3G wireless service gap issues, AT&T is in the process of deploying its 4G LTE service in San Francisco with the goal of providing the most advanced personal wireless experience available to residents of the City. 4G LTE is capable of delivering speeds up to 10 times faster than industry-average 3G speeds. LTE technology also offers lower latency, or the processing time it takes to move data through a network, such as how long it takes to start downloading a webpage or file once

you've sent the request. Lower latency helps to improve the quality of personal wireless services. What's more, LTE uses spectrum more efficiently than other technologies, creating more space to carry data traffic and services and to deliver a better overall network experience. This is particularly important in San Francisco because of the likely high penetration of the new 4G LTE iPad and other LTE devices.

Exhibit 5 is a map that depicts 4G LTE service in the area surrounding the Property, and it shows a significant 4G LTE service gap in the area. After the upgrades, Exhibit 6 shows that 4G LTE service is available both indoors and outdoors in the targeted service area. This is important in part because as existing customers migrate to 4G LTE, the LTE technology will provide the added benefit of reducing 3G data traffic, which currently contributes to the significant service coverage gap on the UMTS (3G) network during peak usage periods as shown in Exhibit 2.

In order to close the 4G LTE service coverage gap shown in Exhibit 5 and provide the benefits associated with 4G LTE personal wireless service, it is necessary to include 4G LTE-specific antennas to the proposed site. Exhibit 6 shows that the work subject to this application closes the gap.

I have a Master's degree in Business Administration, a Bachelor's degree in Electrical Engineering and an Associate's degree in Electronic Communication Technology. I have worked as an engineering expert in the Wireless Communications Industry for over 20 years.

Michael Caniglia

21 July 2014

EXHIBIT 1

Prepared by AT&T Mobility

AT&T's digital wireless technology converts voice or data signals into a stream of digits to allow a single radio channel to carry multiple simultaneous signal transmissions. This technology allows AT&T to offer services such as secured transmissions and enhanced voice, high-speed data, texting, video conferencing, paging and imaging capabilities, as well as voicemail, visual voicemail, call forwarding and call waiting that are unavailable in analog-based systems. With consumers' strong adoption of smartphones, customers now have access thousands of wireless broadband applications, which consumers utilize at a growing number.

AT&T customers are using these applications in a manner that has caused a ***30,000% increase in mobile data usage on AT&T's network since 2007.*** AT&T expects total mobile data volume to ***grow 8x-10x over the next five years***. To put this estimate in perspective, all of AT&T Mobility's mobile traffic during 2010 would be equal to only six or seven weeks of mobile traffic volume in 2015. The FCC stated that U.S. mobile data traffic grew almost 300% in 2011, and driven by 4G LTE smartphones and tablets, traffic is projected to grow an additional 16-fold by 2016.

Mobile devices using AT&T's technology transmit a radio signal to antennas mounted on a tower, pole, building, or other structure. The antenna feeds the signal to electronic devices housed in a small equipment cabinet, or base station. The base station is connected by microwave, fiber optic cable, or ordinary copper telephone wire to the Radio Network Controller, subsequently routing the calls and data throughout the world.

The operation of AT&T's wireless network depends upon a network of wireless communications facilities. The range between wireless facilities varies based on a number of factors including topographical challenges, blockage from buildings, trees, and other obstructions as well as the limited capacity of existing facilities.

To provide effective, reliable, and uninterrupted service to AT&T customers in their cars, public transportation, home, and office, without interruption or lack of access, coverage must overlap in a grid pattern resembling a honeycomb.

In the event that AT&T is unable to construct or upgrade a wireless communications facility within a specific geographic area, so that each site's coverage reliably overlaps with at least one adjacent facility, AT&T will not be able to provide consistent service quality to its customers within that area. Some consumers will experience an abrupt loss of service. Others will be unable to obtain reliable service, particularly during periods of high usage.

Consumers may also experience service coverage gaps in situations where coverage overlaps and AT&T's outdoor signal strength is strong. Even in these areas AT&T can experience significant service coverage gaps, especially in its 3G network due to high "noise" level and for vehicular traffic or indoors where more and more users are finding cellular service a necessity. The following paragraphs provide a simplified explanation of why these service coverage gaps exist even though signal strength may appear strong.

AT&T operates a 3G network within San Francisco. 3G means that the mobile telecommunications network can achieve specific benchmark data rates. In AT&T's 3G network, every mobile transmitter shares the same frequency with other mobile transmitters; likewise, every base transmitter shares the same frequency with other base transmitters. Under

normal circumstances, this means mobile transmitters would interfere with each other and base transmitters would interfere with other base transmitters. CDMA (code division multiple access) technology used in AT&T's 3G network, however, gives individual receivers the ability to distinguish each transmitter from every other transmitter. Put differently, CDMA is analogous to people speaking the same language being able to communicate and understand each other, but other languages are perceived as noise and rejected. This ability to discriminate based upon different "codes" breaks down, and where it breaks down it create gaps in service coverage, even when the network has been perfectly optimized and signal strength may otherwise appear strong. This problem generally occurs in the following three general scenarios:

Scenario 1: There is a gap in coverage when several transmitters can be received at roughly equal signal levels. This might occur when the receiver is equidistant from multiple transmitters and no one transmitter predominates; this is much more likely to occur, based upon geometry, when the receiver is relatively far from all of the transmitters.

Scenario 2: There is a gap in coverage when many users are utilizing the same cell site transmitter. In this scenario each user generates interference to every other user on the shared channel. In order to minimize this self-generated interference, the users that are furthest from the site are prevented from using the channel. In essence, the coverage from this particular cell shrinks as usage increases.

Scenario 3: No signals can reach the receiver at sufficient strength to be decoded. This is the classical signal coverage scenario that plagues all forms of communication and is generally what is indicated when your phone shows zero bars.

Service problems caused by any of the scenarios above can and do occur for customers even in locations where the coverage maps on AT&T's "Coverage Viewer" website appear to indicate that coverage is available. As the legend to the Coverage Viewer maps indicates, these maps depict an *approximation* of coverage; *actual* coverage in an area may differ substantially from map graphics, and may be affected by such things as terrain, foliage, buildings and other construction, motion, customer equipment, and network traffic.

It is also important to note that the signal losses and service problems described above can and do occur for customers even at times when certain other customers in the same vicinity may be able to initiate and complete calls on AT&T's network (or other networks) on their wireless phones. These problems also can and do occur even when certain customers' wireless phones indicate "all bars" of signal strength on the handset.

The bars of signal strength that individual customers can see on their wireless phones are an imprecise and slow-to-update estimate of service quality. In other words, a customer's wireless phone can show "four bars" of signal strength, but that customer can still, at times, be unable to initiate voice calls, complete calls, or download data reliably and without service interruptions. Scenarios 1 and 2 above cause this result.

The reason that raw outdoor signal strength numbers can be an inadequate measurement of wireless service quality (and thus not be reflective of actual "gaps" in wireless service quality) is that these measurements do not reflect the degradation in the quality of the signal as determined by the Signal-to-Noise ratio in the area at various times of day (during periods of greater usage, like in scenario 2 above). While signal strength is an important factor, so is noise, and the more noise that is present in a given vicinity at a particular time of day, the more likely

the connections will be unreliable. Signal-to-Noise is a key quality parameter used to determine where service gaps are likely to appear.

To determine where new or upgraded telecommunications facilities need to be located for the provision of reliable service in any area, AT&T's radio frequency engineers rely on far more complete tools and data sources than just signal strength from individual phones. AT&T creates maps incorporating signal and noise information that, in turn, depict existing service coverage and service coverage gaps in a given area.

The service coverage gap is caused in part by a high demand for voice and data service being requested in the coverage area, similar to scenario 2 above, and the insufficient resources to handle the requests; this may be defined as a capacity constraint. The high demand for services causes increased "noise" on each frequency, much like having more individuals all talking at the same time in a room causes more "noise" that makes it harder to hear. In the case of the room full of people analogy, picture a void being created as people crowd closer and closer to each other in order to be able to hear. This natural contraction of crowds of people results in open spaces in the room; if these spaces are partitioned off, then people will have new defined spaces within which they can hold conversations.

During peak usage times, this capacity constraint can degrade the quality of both voice and data services provided to customers in this area, and can reduce services in the pink and yellow shaded cross-hatched areas as shown on the attached map in Exhibit 2.

The restriction of the site's service coverage area occurs during high usage periods because, during those times, many users are utilizing the same existing cell site transmitter. In this scenario each user generates interference to every other user on the shared channel. In order

to minimize this self-generated interference, the users that are furthest from the existing site are prevented from using the channel. In essence, the coverage from this particular site shrinks as usage increases. As set forth in Exhibit 2, this has caused a significant service coverage gap in AT&T's network.

To rectify this significant gap in its service coverage, AT&T needs to locate a wireless facility in the immediate vicinity of the Property. To continue the analogy above, AT&T must utilize the voids or “gaps” that occur in the crowded room to create new spaces and redistribute the people in the room so that more people can carry on intelligible conversations.

AT&T MOBILITY
ALTERNATIVE SITE ANALYSIS
CN5867
(Upgrade to SF2076)

APPLICATION #: 2012.0059C

Site Address:
431 Balboa Street
San Francisco, CA 94118

JANUARY 30, 2012

Locating a site and evaluation of alternative sites

AT&T real estate and construction experts work through Section 8.1 of the WTS Facilities Siting Guidelines, which state the "Preferred Locations Within A Particular Service Area." The team examines preferred locations (most desirable to least desirable under Section 8.1) until a location is found to close the significant service coverage gap.

Once a location is identified, the team confirms that the site is (1) serviceable (it has sufficient electrical power and telephone service as well as adequate space for equipment cabinets, antennas, construction, and maintenance) and (2) meets necessary structural and architectural requirements (the existing structure is not only sturdy enough to handle the equipment without excessive modification but also that the antennas may be mounted in such a way that they can meet the dual objective of not being obstructed while also being visually obscured or aesthetically unobtrusive).

The following represents the results of this investigation, and the team's analysis of each alternative location:

1. **Publicly-used structures**: We investigated the area and there was one (1) Preference 1 location identified.

651 6th Avenue- Alternative N-1638/009

This Public Elementary School is located approximately 1 block West and one block South of the Proposed Location on the West side of 6th Avenue in the P zoning district outside of the Radio Engineers search area, therefore a WTS facility at this location would be unable to fill the significant service coverage gap. Additionally, it is the policy of the San Francisco Unified School District to not lease space for the purposes of WTS facilities. As a result, it was determined that this was not a feasible candidate.

2. **Co-Location Site**: We investigated the area and there are no co-location sites existing in the target area. There is an existing AT&T microcell site located at 500 Balboa Street that will be upgraded as part of this project.

500 Balboa Street –Alternative M-1549/018

This property is a two story mixed use building with an existing AT&T microcell facility in the NC-2 zoning district. The building's architecture and two story height with the existing billboard does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. Upon construction of the proposed macro facility at 431 Balboa Street, and final integration within the existing and planned network, AT&T intends to decommission and remove the existing micro facility at 500 Balboa Street.

3. **Industrial or Commercial Structures**: We investigated the area and there were no Preference 3 locations identified.

4. **Industrial or Commercial Structures**: We investigated the area and there were four (4) Preference 4 locations identified.

439 Balboa Street-Alternative A-1639/046

This multi user commercial building is located on the same block, West of the Proposed Location on the

Southeast corner of 6th Avenue and Balboa Street in the NC-2 zoning district. The building's architecture and single story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact due to its low height. Additionally, as a one-story structure surrounded by taller buildings, a rooftop WTS facility at this location would be unable to provide an unimpeded signal path to the defined service area. The signal path to the East and South would be blocked by the abutting two- and three-story structures respectively. As a result, it was determined that this location was not a feasible candidate.

501 Balboa Street-Alternative F -1638/001

This single user commercial building is located approximately 1 block West of the Proposed Location on the Southwest corner of 6th Avenue and Balboa Street in the NC-2 zoning district. The building's architecture and single story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact due to its low height. Additionally, as a one-story structure surrounded by taller buildings, a rooftop WTS facility at this location would be unable to provide an unimpeded signal path to the defined service area. The signal path to the West and South would be blocked by the abutting two- story structures. As a result, it was determined that this location was not a feasible candidate.

436 Balboa Street-Alternative L-1548/027

This multi user commercial building is located across Balboa Street from the Proposed Location on the Northwest corner of 6th Avenue and Balboa Street in the NC-2 zoning district. The building's architecture and single story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact due to its low height. Additionally, as a one-story structure surrounded by taller buildings, a rooftop WTS facility at this location would be unable to provide an unimpeded signal path to the defined service area. The signal path to the North and West would be blocked by the abutting two- story structures. As a result, it was determined that this location was not a feasible candidate.

339 Balboa Street-Alternative D-1640/055

This multi user commercial building is located East from the Proposed Location between 4th and 5th Avenues on the South side of Balboa Street in the NC-2 zoning district. The building's architectural style

does not provide an opportunity to incorporate the proposed wireless communication facility without substantially altering the architectural character of the building. As a result, it was determined that this alternative was not a suitable candidate.

5. **Mixed Use Buildings in High Density Districts**: We investigated the area and there were eight (8) Preference 5 locations identified (in addition to the proposed site).

401-407 Balboa Street-Alternative B-1639/001

This multi mixed use building is located on the same block but, East from the Proposed Location near the Southwest corner of 5th Avenue and Balboa Street in the NC-2 zoning district. The building's architecture and low height and roofline does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact to the surrounding neighborhood. Therefore it was determined that this alternative was not a suitable candidate within the defined search area.

600 5th Avenue-Alternative C-1640/054

This multi user mixed use building is located East from the Proposed Location on the Southeast corner of 5th Avenue and Balboa Street in the NC-2 zoning district. The building's architecture and three story height does provide an opportunity to incorporate the proposed wireless communication facility, but concerns were raised about the locations of roof top antenna locations would have more visual impact that the proposed location due to its corner location and relative height compared to the adjacent buildings. Therefore it was determined that this alternative was not a suitable candidate within the defined search area.

325 Balboa Street-Alternative E-1640/051

This mixed use building is located East from the Proposed Location between 4th and 5th Avenues on the South side of Balboa Street in the NC-2 zoning district. In 2011 a variance (2011.0209V) was granted for this property for the conversion of the existing two-story building (at the rear) to four new residential units, and to further expand the existing rear building. Due to the variance approval and impending construction project, it was not practically feasible for AT&T to design a rooftop WTS facility without knowing the design and scale of the proposed new construction. As a result, it was determined that this was not the most suitable candidate.

527 Balboa Street-Alternative G-1638/032

This mixed use building is located East from the Proposed Location between 6th and 7th Avenues on the South side of Balboa Street in the NC-2 zoning district. Due to the adjacent taller structure, the signal path to the East would be obstructed by the adjacent structure. As a result, it was determined that this was not the most suitable candidate.

330 Balboa Street-Alternative I-1547/026

This mixed use building is located East from the Proposed Location between 4th and 5th Avenues on the North side of Balboa Street in the NC-2 zoning district. As a mid-block structure located between two-taller buildings, a rooftop WTS facility at this location would be unable to provide an unimpeded signal path to the defined service area. As a result, it was determined that this was not a suitable candidate.

336-346 Balboa/596 5th Ave-Alternative J-1547/027

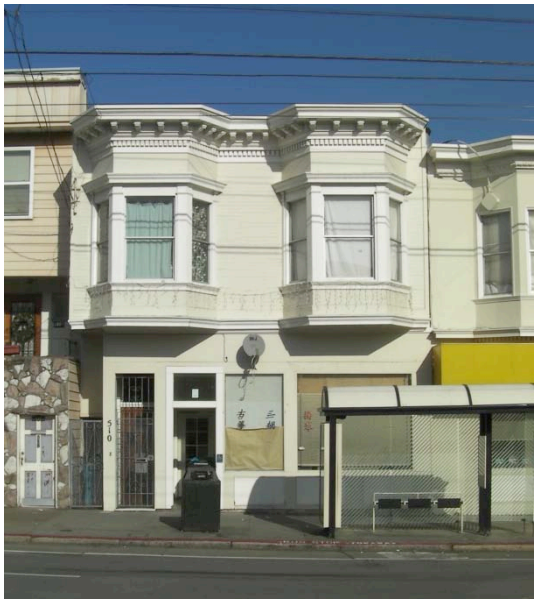
This mixed use building is located East from the Proposed Location on the Northeast corner of 5th Avenue and Balboa Street in the NC-2 zoning district. The building's architecture, overall two story height, and corner location does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. As a result, it was determined that this was not the most suitable candidate.

400-404 Balboa Street-Alternative K-1548/023

This mixed use building is located East from the Proposed Location on the Northwest corner of 5th Avenue and Balboa Street in the NC-2 zoning district. Due to the building's flat architectural style and lack of existing rooftop development, it would be difficult to integrate a rooftop WTS facility at this location without substantially altering the existing character of this building and surrounding neighborhood, As a result, ti was determined that this was not the most suitable candidate.

6. **Limited Preference Sites**: We investigated the area and there were no Preference 6 locations identified within the search area.

7. **Disfavored Sites**: We investigated the area and there forty four (44) residential locations identified within the search area..



508 Balboa Street-Alternative O-1549/019

This residential building is located East from the Proposed Location between 6th and 7th Avenues on the North side of Balboa Street in the NC-2 zoning district. The building's architecture and overall three story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

518 Balboa Street-Alternative P-1549/020

This residential building is located across Balboa Street from the Proposed Location between 6th and 7th Avenues on the North side of Balboa Street in the NC-2 zoning district. The building's architecture and overall three story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

520 Balboa Street-Alternative H-1549/071-073

This residential building is located East from the Proposed Location between 6th and 7th Avenues on the North side of Balboa Street in the NC-2 zoning district. The building's architecture and overall four story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

424 Balboa Street-Alternative Q-1548/025

This residential building is located across Balboa Street from the Proposed Location between 5th and 6th Avenues on the North side of Balboa Street in the NC-2 zoning district. The building's architecture and overall three story height does not provide an opportunity to incorporate the proposed wireless

communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

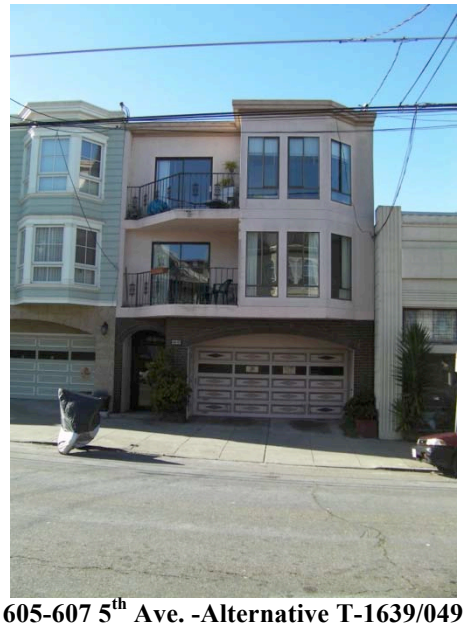
430-432 Balboa Street-Alternative R-1548/026

This residential building is located across Balboa Street from the Proposed Location between 5th and 6th Avenues on the North side of Balboa Street in the NC-2 zoning district. The building's architecture and overall three story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

427 Balboa Street-Alternative S-1639/048

This residential building is located adjacent to and East from the Proposed Location between 5th and 6th

Avenues on the North side of Balboa Street in the NC-2 zoning district. The building's architecture and overall three story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



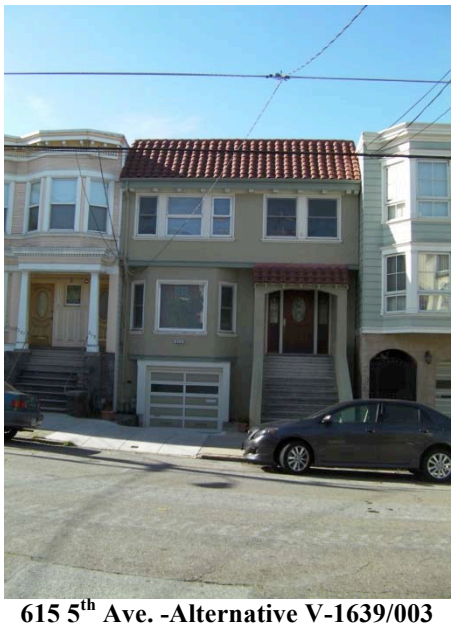
605-607 5th Ave. -Alternative T-1639/049

This residential building is located East from the Proposed Location on the West side of 5th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall three story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

609-611 5th Ave. -Alternative U-1639/050

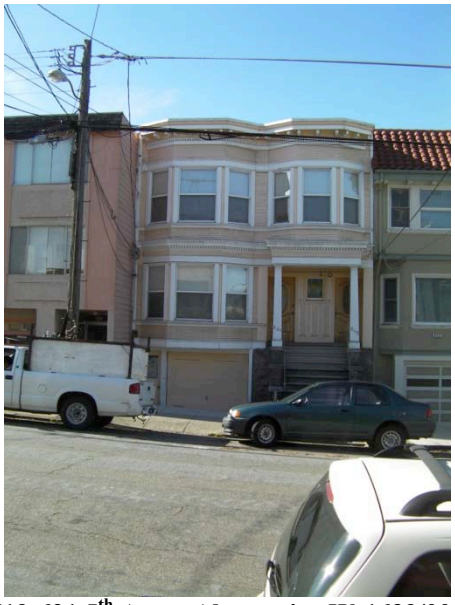
This residential building is located East from the Proposed Location on the West side of 5th Avenue,

South of Balboa Street in the RH-2 zoning district. The building's architecture and overall three story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



615 5th Ave. -Alternative V-1639/003

This residential building is located East from the Proposed Location on the West side of 5th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall three story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



619-621 5th Ave. - Alternative W-1639/004

This residential building is located East from the Proposed Location on the West side of 5th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall three story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

625th Ave. - Alternative X-1639/005

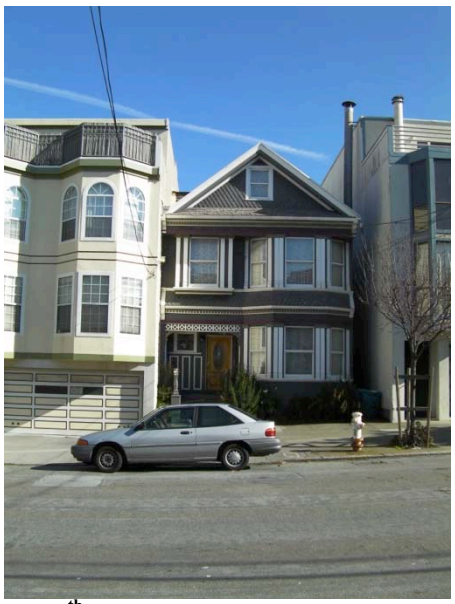
This residential building is located East from the Proposed Location on the West side of 5th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall three story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

629 5th Ave. - Alternative Y-1639/006

This residential building is located East from the Proposed Location on the West side of 5th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall two story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

606 5th Ave. - Alternative Z-1640/049

This residential building is located East from the Proposed Location on the East side of 5th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall four story height could provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. But, as it is a Preference 7 location with the primary candidate as a Preference 5, it was determined that this was not a suitable candidate.



610 5th Ave. - Alternative AA-1640/048

This residential building is located East from the Proposed Location on the East side of 5th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall two story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

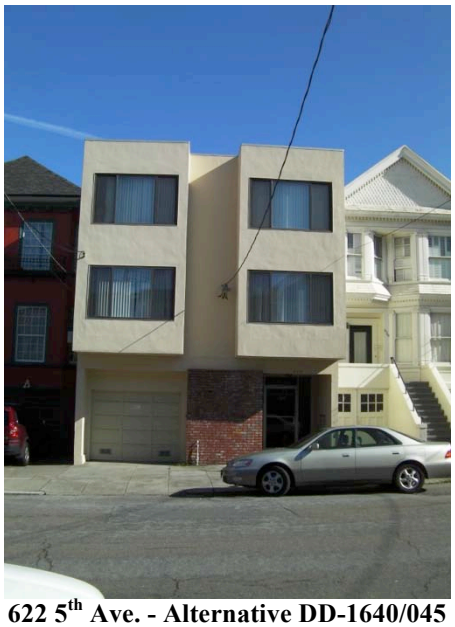
614-615 5th Ave. - Alternative BB-1640/047

This residential building is located East from the Proposed Location on the East side of 5th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall four story height could provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. But, as it is a Preference 7 location with the primary candidate as a Preference 5, it was determined that this was not a suitable candidate.

618 5th Ave. - Alternative CC-1640/046

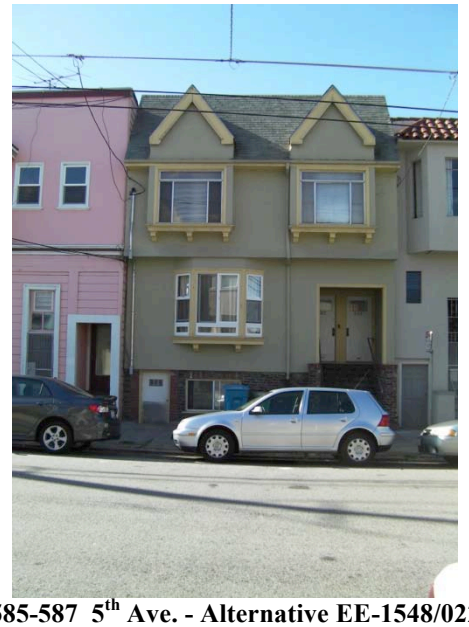
This residential building is located East from the Proposed Location on the East side of 5th Avenue, South

of Balboa Street in the RH-2 zoning district. The building's architecture and overall three story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



622 5th Ave. - Alternative DD-1640/045

This residential building is located East from the Proposed Location on the East side of 5th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall three story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



585-587 5th Ave. - Alternative EE-1548/022

This residential building is located East from the Proposed Location on the West side of 5th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 2 ½ story height does

not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

581-583 5th Ave. - Alternative FF-1548/021

This residential building is located East from the Proposed Location on the West side of 5th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 2 ½ story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

579 5th Ave. - Alternative GG-1548/020

This residential building is located East from the Proposed Location on the West side of 5th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 2 ½ story height does

not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

575-577 5th Ave. - Alternative HH-1548/019

This residential building is located East from the Proposed Location on the West side of 5th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 2 ½ story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

573 5th Ave. - Alternative II-1548/018

This residential building is located East from the Proposed Location on the West side of 5th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 2 ½ story height does

not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

571 5th Ave. - Alternative JJ-1548/017

This residential building is located East from the Proposed Location on the West side of 5th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 3 story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

590-592 5th Ave. - Alternative KK-1547/028

This residential building is located East from the Proposed Location on the East side of 5th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 3 story height does

not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

586-588 5th Ave. - Alternative LL-1547/029

This residential building is located East from the Proposed Location on the East side of 5th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 3 story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

584 5th Ave. - Alternative MM-1547/030

This residential building is located East from the Proposed Location on the East side of 5th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 2 story height does

not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

578-580 5th Ave. - Alternative NN-1547/031

This residential building is located East from the Proposed Location on the East side of 5th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 3 story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

574 5th Ave. - Alternative OO-1547/032

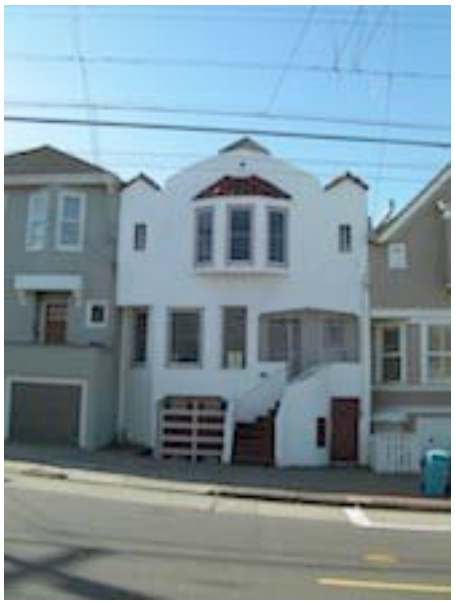
This residential building is located East from the Proposed Location on the East side of 5th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 3 story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

607 6th Ave. - Alternative QQ-1638/002

This residential building is located West from the Proposed Location on the West side of 6th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall 2 1/2 story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

611 6th Ave. - Alternative RR-1638/003

This residential building is located West from the Proposed Location on the West side of 6th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall 3 story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



615 6th Ave. - Alternative SS-1638/004

This residential building is located West from the Proposed Location on the West side of 6th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall 3 story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

619 6th Ave. - Alternative TT-1638/005

This residential building is located West from the Proposed Location on the West side of 6th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall 3 story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

610 6th Ave. - Alternative XX-1639/045

This residential building is located West from the Proposed Location on the East side of 6th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall 2 story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

614 6th Ave. - Alternative YY-1639/044

This residential building is located West from the Proposed Location on the East side of 6th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall 3 story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

618-620 6th Ave. - Alternative ZZ-1639/043

This residential building is located West from the Proposed Location on the East side of 6th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall 3 story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

624 6th Ave. - Alternative AAA-1639/042

This residential building is located West from the Proposed Location on the East side of 6th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall 2 ½ story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

626 6th Ave. - Alternative BBB-1639/041

This residential building is located West from the Proposed Location on the East side of 6th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall 2 ½ story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

579 6th Ave. - Alternative EEE-1549/054-057

This residential building is located East from the Proposed Location on the West side of 6th Avenue, North of Balboa Street in the NC-2 zoning district. The building's architecture and overall 3 story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

575-577 6th Ave. - Alternative FFF-1549/016

This residential building is located East from the Proposed Location on the West side of 6th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 2 ½ story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

582-584 6th Ave. - Alternative KKK-1548/030

This residential building is located East from the Proposed Location on the East side of 6th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 2 ½ story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

576-578 6th Ave. - Alternative LLL-1548/031

This residential building is located East from the Proposed Location on the East side of 6th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 2 ½ story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

574 6th Ave. - Alternative MMM-1548/032

This residential building is located East from the Proposed Location on the East side of 6th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 2 ½ story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

570-572 6th Ave. - Alternative NNN-1548/033

This residential building is located East from the Proposed Location on the East side of 6th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 3 story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

566-568 6th Ave. - Alternative OOO-1548/034

This residential building is located East from the Proposed Location on the East side of 6th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 3 story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

Alternative Site Locations Summary

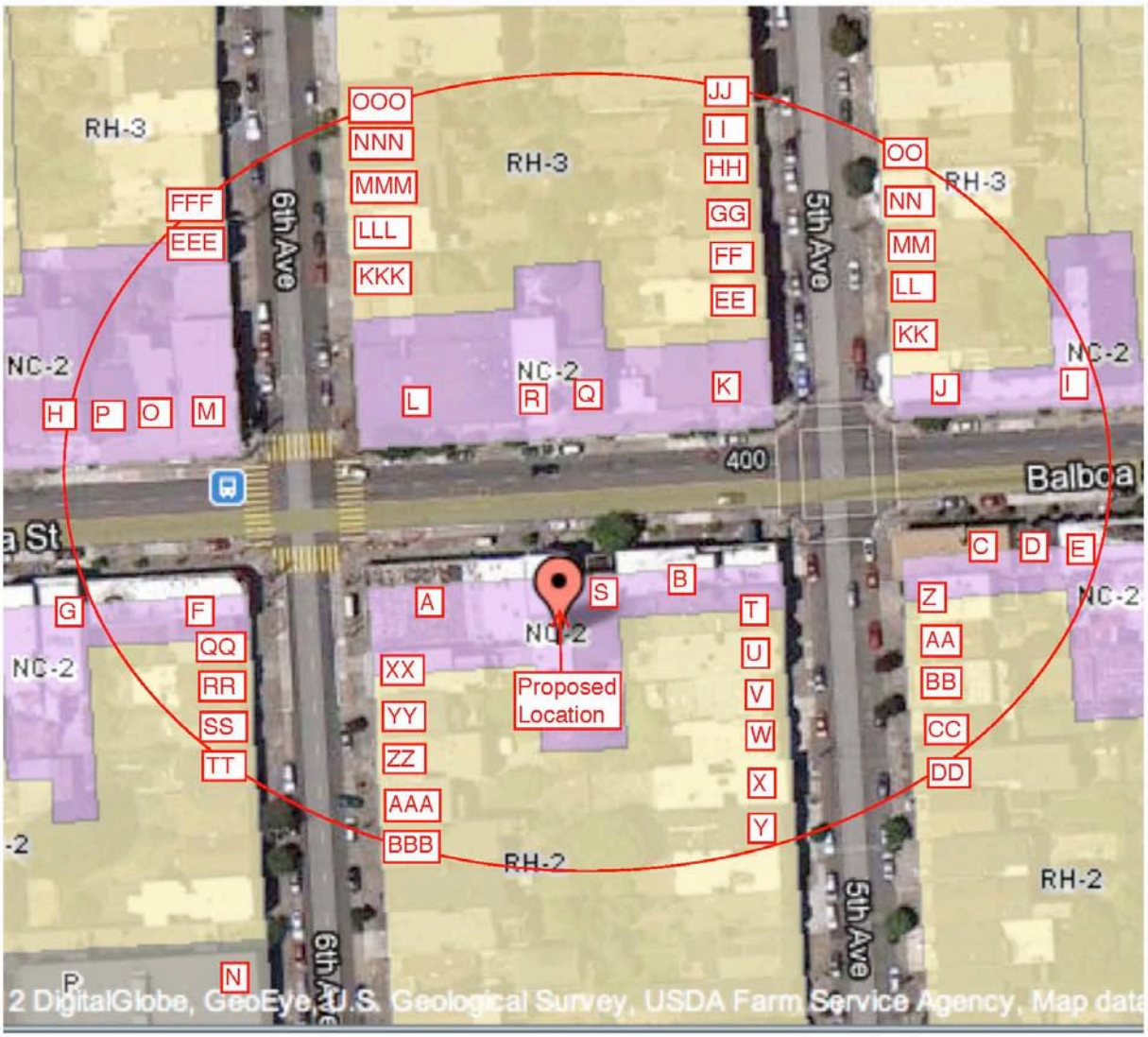
	Location	Block / Lot	Zoning District	Building Type	WTS Siting Preference
A	439-441 Balboa St.	1639/046	NC-2	Commercial	4
B	401-407 Balboa St.	1639/001	NC-2	Mixed Use	5
C	600 5th Ave.	1640/054	NC-2	Mixed Use	5
D	339 Balboa St.	1640/055	NC-2	Commercial	4
E	325-327 Balboa St.	1640/051	NC-2	Mixed use	5
F	501-515 Balboa St.	1638/001	NC-2	Commercial	4
G	527 Balboa St.	1638/032	NC-2	Mixed Use	5
H	520 Balboa St.	1549/071-073	NC-2	Residential	7
I	330-332 Balboa St.	1547/026	NC-2	Mixed Use	5

J	336-340 Balboa St. + 596 5th Ave.	1547/027	NC-2	Mixed Use	5
K	400-404 Balboa St.	1548/023	NC-2	Mixed Use	5
L	436-452 Balboa St	1548/027	NC-2	Commercial	4
M	500 Balboa + 591 6th Ave.	1549/018	NC-2	Mixed Use	5
N	651 6th Ave.	1638/009	P	Public School	1
O	508 Balboa St.	1549/019	NC-2	Residential	7
P	518 Balboa St.	1549/020	NC-2	Residential	7
Q	424 Balboa St.	1548/025	NC-2	Residential	7
R	430 Balboa St.	1639/026	NC-2	Residential	7
S	427 Balboa St.	1639/048	NC-2	Residential	7
T	605-607 5th Ave.	1639/049	RH-2	Residential	7
U	609-611 5th Ave.	1639/050	RH-2	Residential	7
V	615 5th Ave.	1639/003	RH-2	Residential	7
W	619-621 5th Ave.	1639/004	RH-2	Residential	7
X	625 5th Ave.	1639/005	RH-2	Residential	7
Y	629 5th Ave.	1639/006	RH-2	Residential	7
Z	606 5th Ave.	1640/049	RH-2	Residential	7
AA	610 5th Ave.	1640/048	RH-2	Residential	7
BB	614 5th Ave.	1640/047	RH-2	Residential	7
CC	618 5th Ave.	1640/046	RH-2	Residential	7
DD	622 5th Ave.	1640/045	RH-2	Residential	7
EE	585-587 5th Ave.	1548/022	RH-3	Residential	7
FF	581 5th Ave.	1548/021	RH-3	Residential	7
GG	579 5th Ave	1548/020	RH-3	Residential	7

HH	575-577 5th Ave	1548/019	RH-3	Residential	7
II	573 5th Ave	1548/018	RH-3	Residential	7
JJ	571 5th Ave	1548/017	RH-3	Residential	7
KK	590-592 5th Ave	1547/028	RH-3	Residential	7
LL	586-588 5th Ave	1547/029	RH-3	Residential	7
MM	584 5th Ave	1547/030	RH-3	Residential	7
NN	578-580 5th Ave	1547/031	RH-3	Residential	7
OO	574 5th Ave	1547/032	RH-3	Residential	7
QQ	607 6th Ave	1638/002	RH-2	Residential	7
RR	611 6th Ave	1638/003	RH-2	Residential	7
SS	615 6th Ave	1638/004	RH-2	Residential	7
TT	619 6th Ave	1638/005	RH-2	Residential	7
XX	610 6th Ave	1639/045	RH-2	Residential	7
YY	614 6th Ave	1639/044	RH-2	Residential	7
ZZ	618-620 6th Ave	1639/043	RH-2	Residential	7
AAA	624 6th Ave	1639/042	RH-2	Residential	7
BBB	626 6th Ave	1639/041	RH-2	Residential	7
EEE	579 6th Ave	1549/054-057	NC-2	Residential	7
FFF	575-577 6th Ave	1549/016	RH-3	Residential	7
KKK	582-584 6th Ave	1548/030	RH-3	Residential	7
LLL	576-578 6th Ave	1548/031	RH-3	Residential	7
MMM	574 6th Ave	1548/032	RH-3	Residential	7
NNN	570-572 6th Ave	1548/033	RH-3	Residential	7
OOO	566-568 6th Ave	1548/034	RH-3	Residential	7

Please see Attachment G, which is a map that identifies each of the alternative sites discussed above. The map contains the appropriate zoning for each location.

Attachment G



ERICSSON

August 18, 2014

Omar Masry
San Francisco Department of Planning
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: Case No. 2012 0059C- Community Meeting for proposed AT&T Mobility facility at 431 Balboa

Dear Mr. Masry:

On March 2, 2012 AT&T mobility held a community meeting regarding the proposed wireless facility at 431 Balboa Street. The attached notification announced the community presentation was to be held at the Richmond Branch Library.

Evan Reiff conducted the meeting on behalf of AT&T Mobility as the project sponsor along with Boe Hayward, AT&T Public External Affairs, Bill Hammett, a professional licensed engineer with Hammett and Edison and Marilyn Luong. There were three members of the community who attended the meeting. The project details were presented to the community members along with where the project is currently at with the city planning process. Several community members had specific questions in regards to the EMF emissions, site selection and other existing sites in the area. All questions were satisfactorily answered by Evan, Boe, Bill and Marilyn. One community member who required the use of our Chinese interpreter lives in the building where the current site is housed. Although she was pleased that the current site would be decommissioned she still had significant concerns with the proposed site being across the street from her residence. Her concerns were all EMF related. She was given Boe's contact information to arrange for an EMF reading at her home.

If you have any questions, please contact me.

Sincerely,

Talin Aghazarian

Ericsson, Inc.
6140 Stoneridge Mall Road, Suite 365
Pleasanton, CA 94588, US
Mobile (510) 206-1674

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

To: Neighborhood Groups and Neighbors & Owners within 500' radius of 431 Balboa Street

Meeting Information
Date: Thursday March 1, 2012
Time: 7:00 p.m.

Where: Richmond Branch Library

351 9th Ave, San Francisco, CA 94118

Site Information
Address: 431 Balboa St.
1639/047
NC-2

Applicant
AT&T Mobility

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

AT&T Mobility is proposing to install a wireless communication facility at 431 Balboa Street needed by AT&T Mobility as part of its San Francisco wireless network. The proposed site is an unmanned facility consisting of the installation of nine (9) panel antennas. The antennas will be mounted and screened on the roof. The associated equipment would be located on a lower roof deck of the building, 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 the Richmond Branch Library on Thursday, March 1 at 7:00 p.m. to learn more about the project.

If you have any questions regarding the proposal and are unable to attend the meeting, please contact the AT&T Mobility Hotline at (415) 646-0972 and an AT&T Mobility specialist will return your call. Please contact Sarah Vellve, 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, February 27, 2012 and we will make every effort to provide you with an interpreter.

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

Para: Grupos del vecindario, vecinos y propietarios dentro de un radio de 500' de 431 Balboa Street

Información de la reunión
Fecha: Jueves, 1 de marzo de 2012
Hora: 7:00 p.m.

Dónde: Richmond Branch Library

351 9th Ave, San Francisco, CA 94118

Información del lugar
Dirección: 431 Balboa St.
1639/047
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 431 Balboa Street necesaria para AT&T Mobility como parte de su red inalámbrica en San Francisco. La ubicación propuesta de AT&T Mobility es una instalación sin personal que consiste en la instalación de nueve (9) antenas panel. Las antenas serán montadas y tapadas con pantallas en el techo. El equipo asociado estará ubicado en una terraza sobre un techo más bajo del edificio y no estará visible al público. Habrá planos y fotos disponibles para que usted los revise en la reunión. Se lo invita a asistir a una reunión informativa de la comunidad que se realizará en at Richmond Branch Library el jueves, 1 de marzo de 2012 a las 7:00 p.m. para tener más información sobre el proyecto.

Si tiene preguntas relacionadas con la propuesta y no puede asistir a la reunión, por favor, llame a la Línea Directa de AT&T Mobility, (415) 646-0972, y un especialista de AT&T Mobility le devolverá el llamado. Por favor, contacte a Sarah Vellve, 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 27 de febrero de 2012 antes de las 5:00 p.m., y haremos todos lo posible para proporcionarle un intérprete.

關於計畫在您所在街區安裝一座無線通信設施的社區資訊通報會通知

致：Balboa 街 431 號周圍五百英尺內的居民組織、居民和業主

會議資訊
日期： 2012 年 3 月 1 日（星期四）
時間： 下午 7:00
地點： Richmond圖書館
加利福尼亞州三藩市
9號大街351號
（郵遞區號94118）

設施地點資訊
地址：Balboa 街 431 號
1639/047
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 Balboa 街 431 號 安裝兩座無線通訊設施，分別位於 Golden Gate Avenue 2497 號的 Gleeson 圖書館以及 Turk Boulevard 2350 號的教育學院樓，作為 AT&T Mobility 公司在三藩市無線網路的一部分。計畫中的站點為無人操作設施，需要在每幢大樓上各安裝九(9) 根平板天線。這些天線將被安裝在屋頂，並被遮罩起來，從而不會被公眾所視。我們在會上將提供計畫書和類比圖片供您參考。我們誠邀您參加定於 2012 年 3 月 1 日（星期四）下午 7:00 在 Richmond 圖書館召開的社區資訊通報會，以便您瞭解有關本專案的更多資訊。

如果您對該計畫有任何疑問，但是無法出席這次會議，請撥打AT&T Mobility公司熱線電話(415) 646-0972，AT&T Mobility公司的一位專業人員將會回復您的電話。如果您對本規劃程式有任何疑問，請致電(415) 558-6263與三藩市城市規劃局的規劃員Sarah Vellve聯繫。

注意：如果您需要一名翻譯陪同您出席會議，請在不晚於 2012 年 2 月 27 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。

at&t

431 Balboa Street, Community Meeting
March 1, 2012

Name	Address	Phone/Email
Sky Stender	5th Ave SF [redacted] 94118	
David Lavsky	680 6th Ave 94118	
Mam Jen	593 6TH 94118	

September 10, 2014

San Francisco Planning Commission
1650 Mission St #400
San Francisco, CA 94103

Dear Commissioners,

I write to express my opposition to the proposed siting of ATT cellular antennae at 431 Balboa St. (Case #2012.0059C). This site is located approximately 200 m or less from Frank McCoppin Elementary School. We should not be gambling with the health of the approximately two- to three-thousand young children who will attend this school over the next two decades. Forcing them to spend a substantial proportion of their childhood, from the critical and vulnerable ages of 5-11, in such close proximity to multiple cell antennae, would be a very unwise decision for you to take. Needless to say, the neighborhood residents should not be subjected to this potential hazard, either.

In all of the member nations of the European Union, and in many others in Asia and Latin America, the precautionary principle is enforced by law and statute, with the purpose of safeguarding the public against the potential harm caused by drugs or environmental agents whose effects are not yet fully understood. A considerable body of peer-reviewed epidemiological research shows that prolonged exposure to electromagnetic radiation from cellphone towers may be harmful to human health. If San Francisco is to maintain its reputation as an enlightened, world-class city that respects the right of its citizens to lead healthy lives, and fully protects them from the depredations of careless or greedy corporate actors, then decisions such as the one before you must not be taken lightly.

I urge you to reject this application for eight cellular antennae at 431 Balboa St.

Sincerely,

Stephen J. Roddy
619 7th Ave
San Francisco, CA 94118
sidingwen@yahoo.com

HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
BROADCAST & WIRELESS

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

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

DANE E. ERICKSEN, P.E.
CONSULTANT

BY E-MAIL TV8342@ATT.COM

August 12, 2014

Theadora K. Vriheas, Esq.
AT&T Mobility
430 Bush Street
San Francisco, California 94108-3735

Dear Tedi:

As requested, we have conducted the review required by the City of San Francisco of the coverage maps that AT&T Mobility will submit as part of its application package for its base station proposed to be located at 431 Balboa Street (Site No. CN5867). This is to fulfill the submittal requirements for Planning Department review.

Executive Summary

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

AT&T proposes to install nine directional panel antennas – two groups of three Andrew Model SBNHH-1D65A antennas oriented toward 150°T and 240°T and one group of three CCI Model BSA-M65-17R010 dual-beam antennas oriented toward 330°T – above the roof of the three-story mixed-use building located at 431 Balboa Street. Two groups of antennas would be installed behind new view screens above the north end of the roof and the third group of antennas would be installed within a new view screen enclosure above the south end of the roof. The antennas would be mounted with up to 2° downtilt at an effective height of about 37½ feet above ground, 4½ feet above the roof. The maximum effective radiated power proposed by AT&T in any direction is 11,080 watts, representing simultaneous operation at 4,080 watts for WCS, 4,120 watts for PCS, 1,000 watts for cellular, and 1,880 watts for 700 MHz service.

AT&T provided for review two pairs of coverage maps, dated July 22, 2014, attached for reference. The maps show AT&T's cellular UMTS (850 MHz) and 4G LTE (700 MHz) indoor coverage in the area before and after the site is operational. Both the before and after UMTS maps show three levels of coverage, which AT&T colors and defines as follows:

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

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

e-mail: **bhammett@h-e.com** **Q4DM**
Delivery: **470 Third Street West • Sonoma, California 95476**
Telephone: **707/996-5200 San Francisco • 707/996-5280 Facsimile • 202/396-5200 D.C.**

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

As a second step, we conducted our own drive test to measure the actual AT&T UMTS and LTE 4G signal strength in the vicinity of the proposed site. Our fieldwork was conducted on August 11, 2014, between 6:20 AM and 7:10 AM and on August 12, 2014, between 4:00 PM and 5:00 PM. The field measurements were conducted using an Ascom TEMS Pocket network diagnostic tool with built-in GPS along a measurement route selected to cover all the streets within the map area that AT&T had indicated would receive improved service.

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

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

Sincerely yours,

William F. Hammett, P.E.

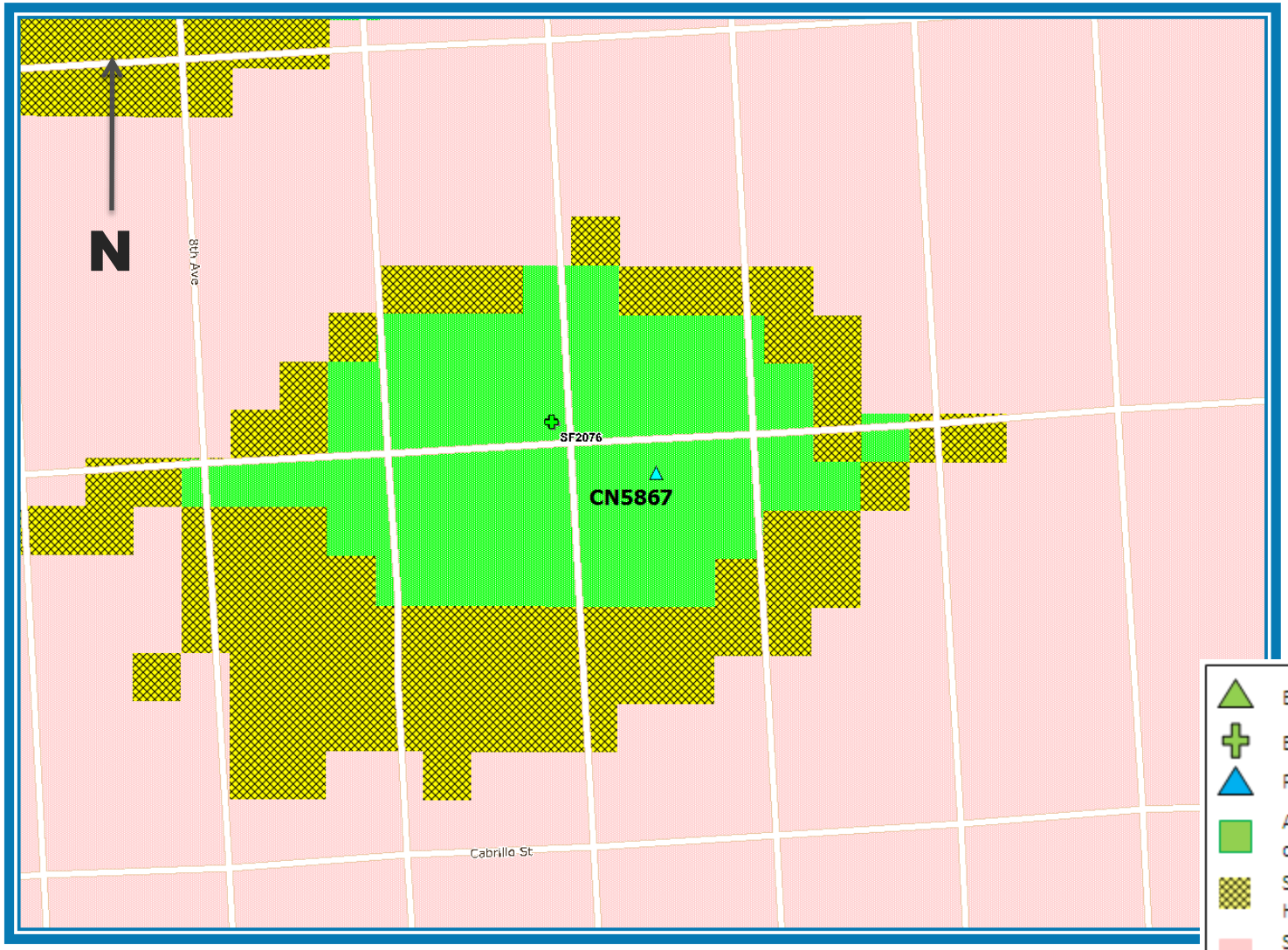
scn

Enclosures

cc: Mr. Michael J. Caniglia (w/encls) – BY E-MAIL MC0763@ATT.COM
Mr. Tom Johnson (w/encls) – BY E-MAIL TOM.X.JOHNSON@ERICSSON.COM
Ms. Talin Aghazarian (w/encls) – BY E-MAIL TALIN.AGHAZARIAN@ERICSSON.COM

Exhibit 2 - Proposed Site at 431 Balboa St (CN5867)

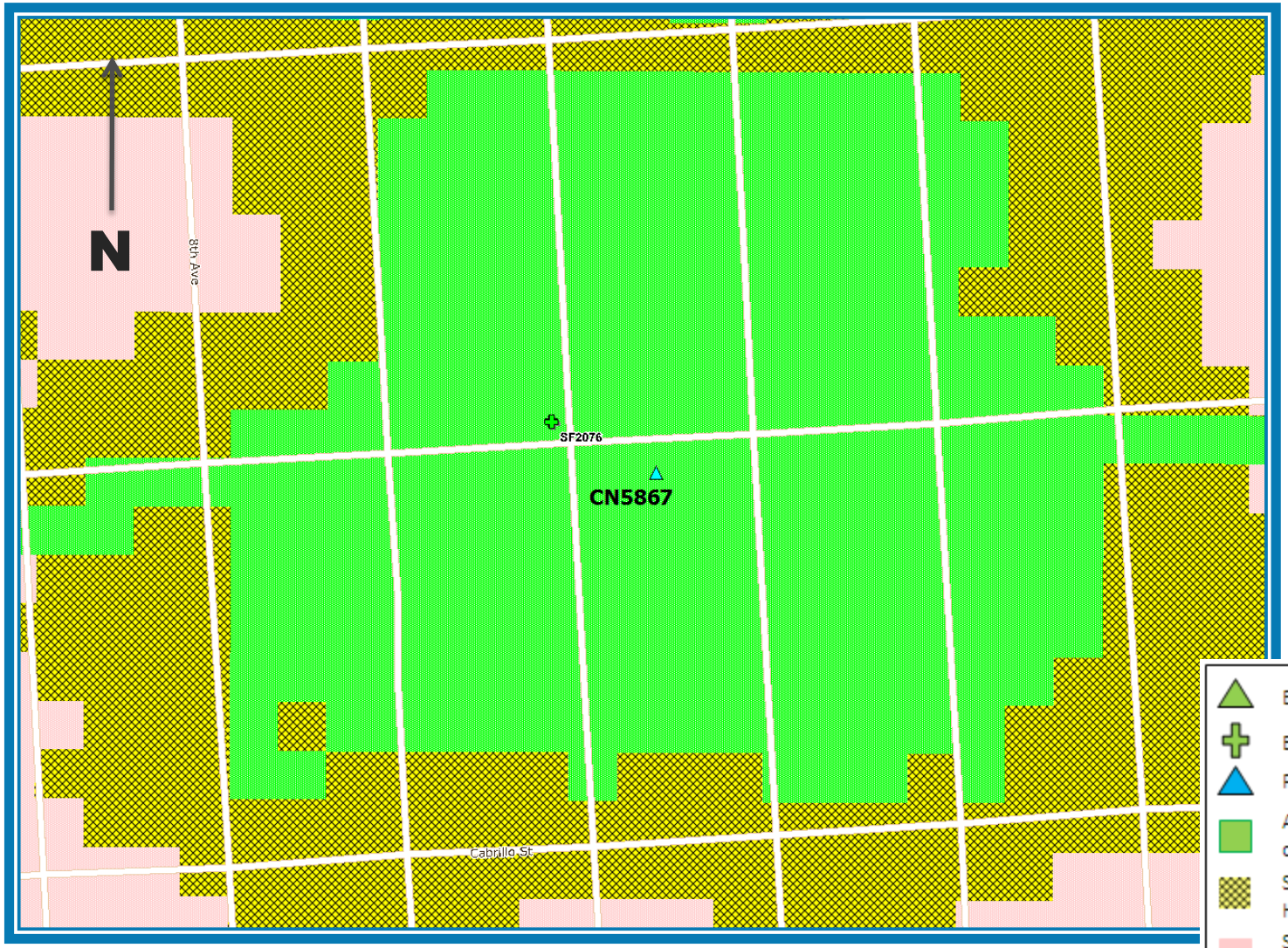
Service Area BEFORE site is constructed



at&t

Exhibit 4 - Proposed Site at 431 Balboa St (CN5867)

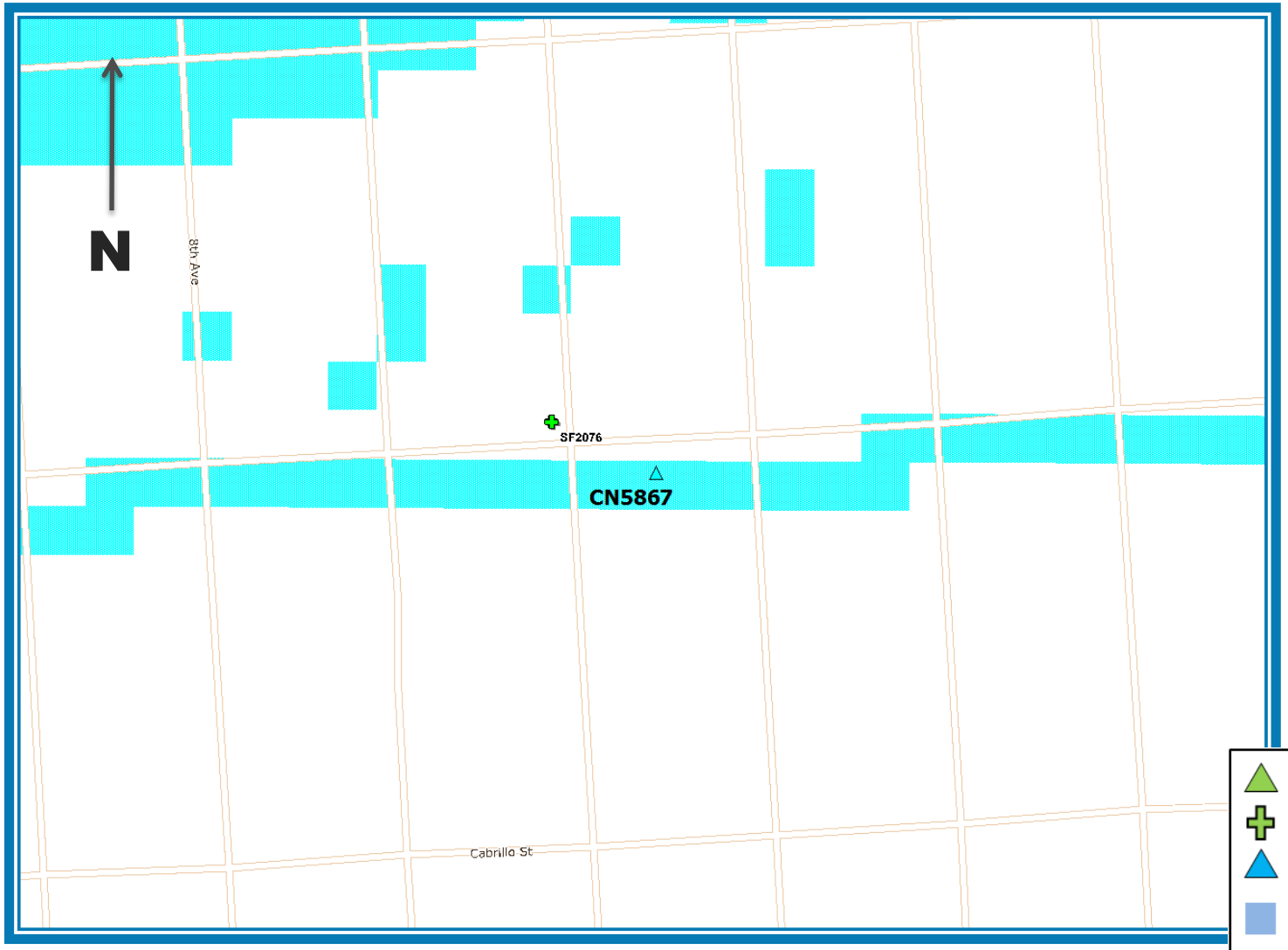
Service Area AFTER site is constructed



at&t

Exhibit 5 - Proposed Site at 431 Balboa St (CN5867)

4G LTE Service Area BEFORE site is constructed

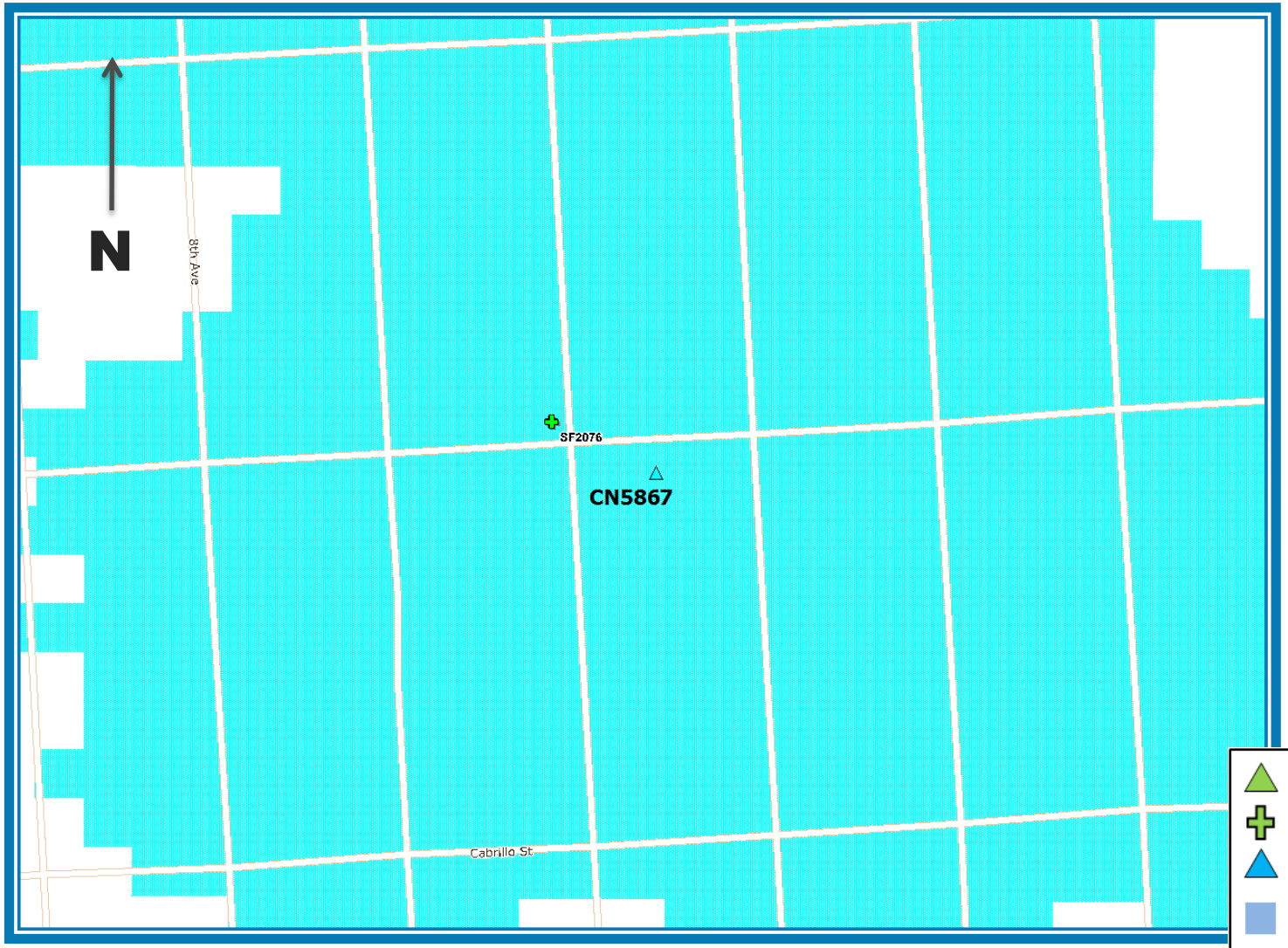


July 22, 2014

at&t

Exhibit 6 - Proposed Site at 431 Balboa St (CN5867)

4G LTE Service Area AFTER site is constructed



July 22, 2014

at&t

SUSHI BISTRO
431 BALBOA ST
SAN FRANCISCO, CA 94118
CN5867

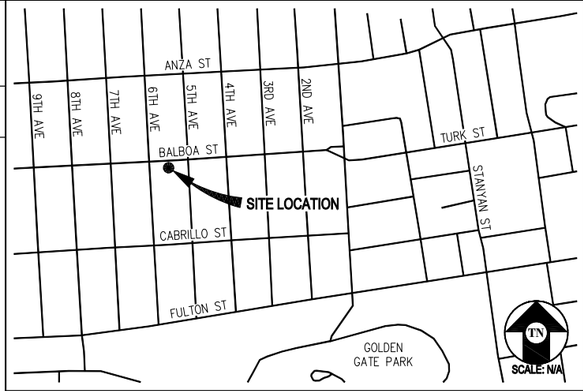
PROJECT DESCRIPTION

A (P) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF A (P) AT&T 4'-0"X8'-9" (35 SQ FT) LEASE AREA & (P) 248 SQ FT ANTENNA LEASE AREA W/ (1) (P) 26" DC POWER RACK, (1) (P) 26" BATTERY RACK, (2) (P) 23" EQUIPMENT RACKS, (9) (P) AT&T ANTENNAS, A (N) FRP SCREEN WALL, & A (N) FRP PARAPET EXTENSION. DESIGN, TEXTURE, PAINT & TRIM (N) FRP SCREENS TO MATCH (E) BUILDING.

PROJECT INFORMATION

SITE NAME:	SUSHI BISTRO	SITE #:	CN5867
COUNTY:	SAN FRANCISCO	JURISDICTION:	CITY OF SAN FRANCSICO
BLOCK/LOT:	1639-047	POWER:	PG&E
SITE ADDRESS:	431 BALBOA ST SAN FRANCISCO, CA 94118	TELEPHONE:	AT&T
CURRENT ZONING:	NC-2, NEIGHBORHOOD COMMERCIAL, SMALL SCALE		
CONSTRUCTION TYPE:	V		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
HEIGHT/BULK:	40-X		
PROPERTY OWNER:	EVERGOLD LLC MR & MRS SAM NAM SANG CHU 2173 17TH AVE SAN FRANCISCO, CA 94116		
APPLICANT:	AT&T 430 BUSH ST, 5TH FLOOR SAN FRANCISCO, CA 94108		
LEASING CONTACT:	ATTN: EVAN SHEPHERD REIFF (415) 498-0755		
ZONING CONTACT:	ATTN: EVAN SHEPHERD REIFF (415) 498-0755		
CONSTRUCTION CONTACT:	ATTN: ERICK RIVERA SAENZ (415) 254-4725		
LATITUDE: LONGITUDE:	N 37° 46' 37.40" NAD 83 W 122° 27' 48.61" NAD 83		
AMSL:	±193.1'		

VICINITY MAP



DRIVING DIRECTIONS

FROM: 430 BUSH ST, 5TH FLOOR, SAN FRANCISCO, CA 94108
TO: 431 BALBOA ST, SAN FRANCISCO, CA 94118

1. HEAD EAST ON BUSH ST TOWARD CLAUDE LN	197 FT
2. TAKE THE 1ST LEFT ONTO KEARNY ST	344 FT
3. TAKE THE 1ST LEFT ONTO PINE ST	1.2 MI
4. TURN LEFT ONTO GOUGH ST	0.2 MI
5. TURN RIGHT ONTO GEARY BLVD	2.1 MI
6. TURN LEFT ONTO 4TH AVE	0.3 MI
7. TAKE THE 2ND RIGHT ONTO BALBOA ST	486 FT

END AT: 431 BALBOA ST, SAN FRANCISCO, CA 94118

ESTIMATED TIME: 11 MINUTES ESTIMATED DISTANCE: 4 MILES

CODE COMPLIANCE

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

2013 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2013 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
(2012 INTERNATIONAL BUILDING CODE VOLUMES 1-2 AND 2013 CALIFORNIA AMENDMENTS)
2013 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
(2011 NATIONAL ELECTRICAL CODE AND 2013 CALIFORNIA AMENDMENTS)
2013 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.
(2012 UNIFORM MECHANICAL CODE AND 2013 CALIFORNIA AMENDMENTS)
2013 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
(2012 UNIFORM PLUMBING CODE AND 2013 CALIFORNIA AMENDMENTS)
2010 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2013 CITY OF SAN FRANCISCO FIRE CODE
(2012 INTERNATIONAL FIRE CODE AND 2013 CALIFORNIA AMENDMENTS)
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2013 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
ANSI/EIA-TIA-222-G

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.4

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	-
LS-1	TOPOGRAPHIC SURVEY	-
A-1	SITE PLAN	-
A-2	ENLARGED SITE PLAN	-
A-3	EQUIPMENT PLAN & DETAILS	-
A-4	ANTENNA PLAN & DETAILS	-
A-5	ANTENNA PLAN	-
A-6	ELEVATIONS	-
A-7	ELEVATIONS	-

APPROVAL

RF

LEASING

ZONING

CONSTRUCTION

AT&T

ERICSSON

SUSHI BISTRO

CN5867
431 BALBOA ST
SAN FRANCISCO, CA 94118

ISSUE STATUS

△	DATE	DESCRIPTION	BY
	01/29/13	CLIENT REV	C.M.
	02/10/14	CLIENT REV	C.C.
	05/15/14	CLIENT REV	C.C.
	05/23/14	ZD 90%	C.C.
	07/07/14	CLIENT REV	M.L.
	07/15/14	CLIENT REV	V.C.

DRAWN BY: C. CODY
CHECKED BY: J. GRAY
APPROVED BY: -
DATE: 07/15/14

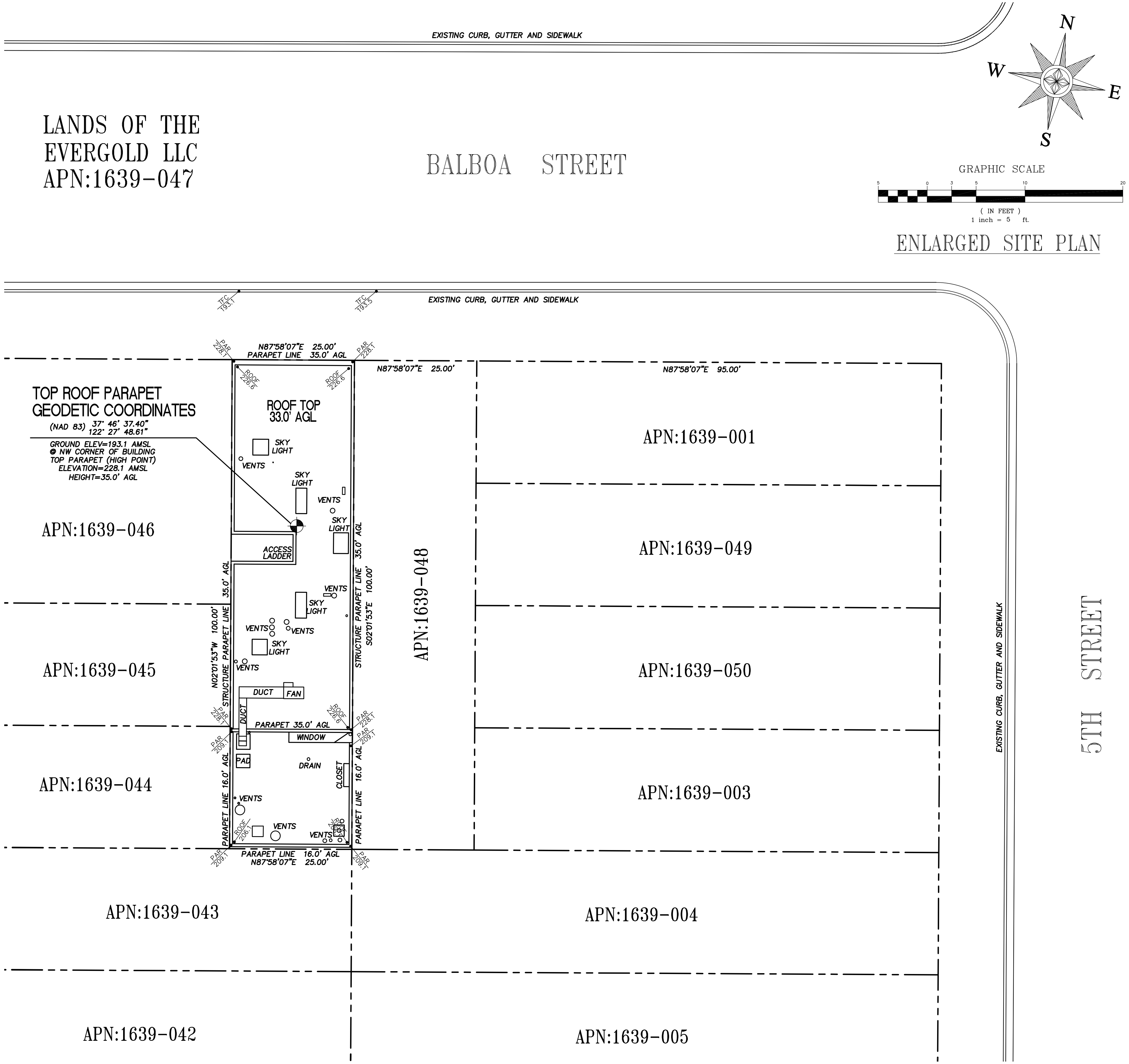
Streamline Engineering and Design, Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Larry Houghtby Phone: 916-275-4180
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

at&t

430 BUSH ST, 5TH FLOOR
SAN FRANCISCO, CA 94108

SHEET TITLE:
TITLE

SHEET NUMBER:
T-1



VICINITY MAP
N.T.S.

PROPERTY INFORMATION

OWNER: EVERGOLD LLC
ADDRESS: 2173 17TH AVENUE
SAN FRANCISCO, CA 94116

SITE: SUSHI BISTRO
431 BALBOA STREET
SAN FRANCISCO, CA 94118

ASSESSOR'S PARCEL NUMBER: APN: 1639-047
EXISTING GROUND ELEVATION: *GROUND ELEV=193.1 AMSL @ NW CORNER OF BUILDING*

LESSOR'S LEGAL DESCRIPTION

THE LAND IS SITUATED IN THE COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

NO EASEMENTS DESCRIBED ON SAID DOCUMENT CONFLICT WITH THE PROPOSED PROJECT AREA.

TITLE REPORT

NO TITLE REPORT WAS PROVIDED AT THE TIME OF SURVEY.

BASIS OF BEARING

BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *STATE PLANE COORDINATE ZONE 3*, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK

ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 99 SEPARATIONS, CONSTRAINING TO NGS CONTROL STATION 'LUTZ' ELEVATION=450.0' (NAVD88)

SURVEY DATE

10/10/11

SURVEYOR'S NOTES

ALL EASEMENTS CONTAINED IN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.
THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT U.S.A. AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND

P.O.B.	POINT OF BEGINNING
TFC	TOP FACE CURB
R/W	RIGHT OF WAY
AP	ASPHALT
D/W	ACCESS DRIVEWAY
TOP	TOP OF SLOPE
SW	SIDEWALK
PAR	PARAPET
PENT	PENTHOUSE
(125)	LOT NUMBER
	BENCHMARK OR POSITION OF GEODETIC COORDINATES
XXXX.X NG	SPOT ELEVATION
	DISH ANTENNA
	MICROWAVE ANTENNA
	TELECOMMUNICATIONS MONOPOLE
WV	WATER CONTROL VALVE
	FIRE HYDRANT
	GUY CONDUCTOR
	FOUND AS NOTED
	POWER POLE
	LIGHT POLE
E	ELECTRICAL TRANSFORMER
AC	AIR CONDITIONING UNIT
	TELEPHONE PEDESTAL
TV	TELEPHONE VAULT
T	TELEPHONE MANHOLE
G	GAS VALVE
GM	GAS METER
	PROPERTY LINE
	CHAIN LINK FENCE
	WOOD OR IRON FENCE
	CONDUCTOR OR BARBED
	RAILROAD TRACKS

ISSUE STATUS

△	DATE	DESCRIPTION	REV.
	10/11/11	SITE PLAN	.

HAYES Land Surveying And Mapping
705 ROCK CREEK PLACE
PLEASANT HILL, CA 94523

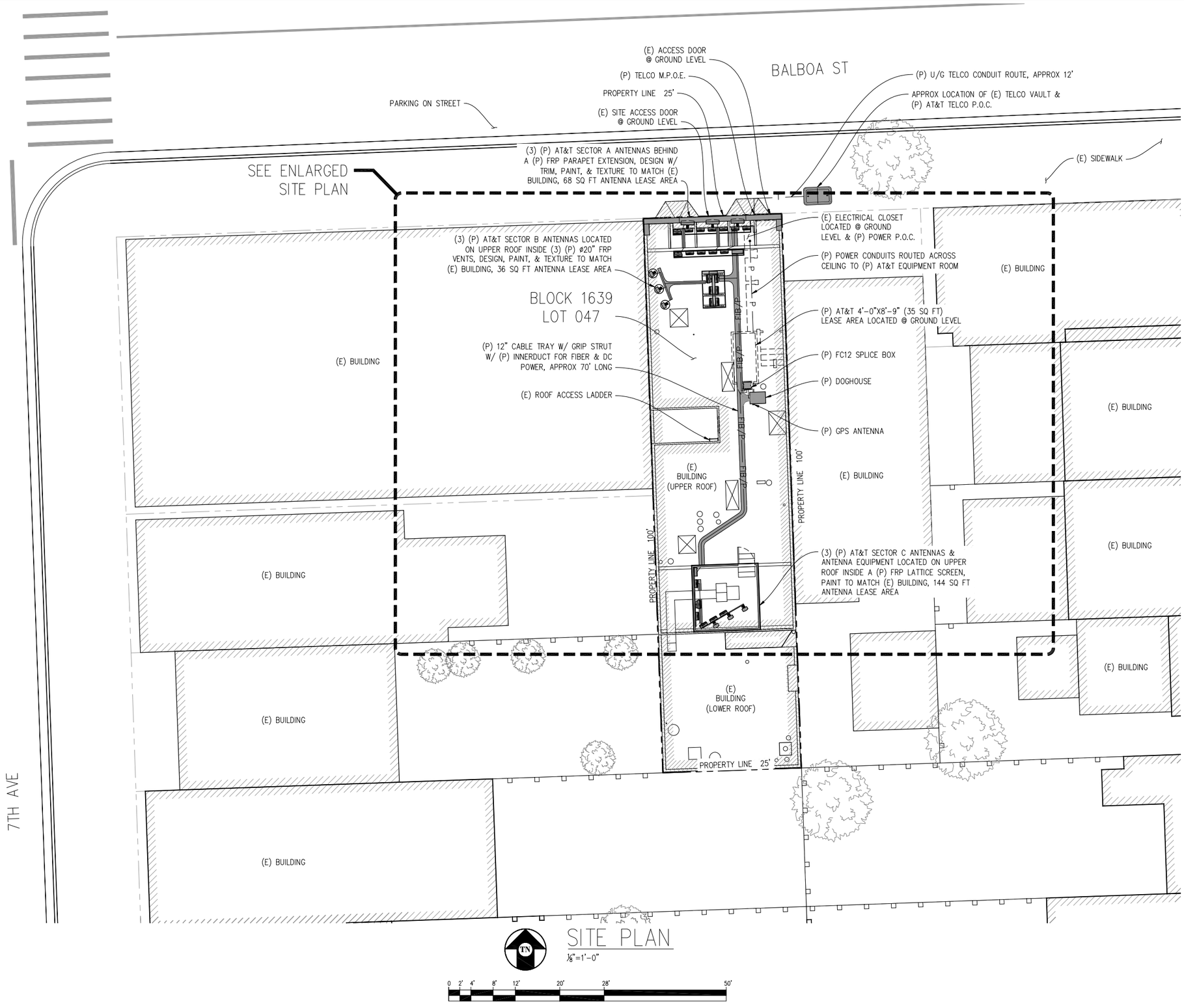
at&t
4430 ROSEWOOD DR BLDG 3, 6TH FLOOR
PLEASANTON, CA 94588

TOPOGRAPHIC SURVEY
EXISTING CONDITIONS

CN5867
SUSHI BISTRO
431 BALBOA STREET
SAN FRANCISCO, CA

LS-1

SHEET 1 of 1



SITE PLAN

1/8"=1'-0"

SUSHI BISTRO

CN5867
431 BALBOA ST
SAN FRANCISCO, CA 94118

ISSUE STATUS

△	DATE	DESCRIPTION	BY
	01/29/13	CLIENT REV	C.M.
	02/10/14	CLIENT REV	C.C.
	05/15/14	CLIENT REV	C.C.
	05/23/14	ZD 90%	C.C.
	07/07/14	CLIENT REV	M.L.
	07/15/14	CLIENT REV	V.C.

DRAWN BY:	C. CODY
CHECKED BY:	J. GRAY
APPROVED BY:	–
DATE:	07/15/14

Streamline Engineering and Design, Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Larry Houghtby Phone: 916-275-4180
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

at&t

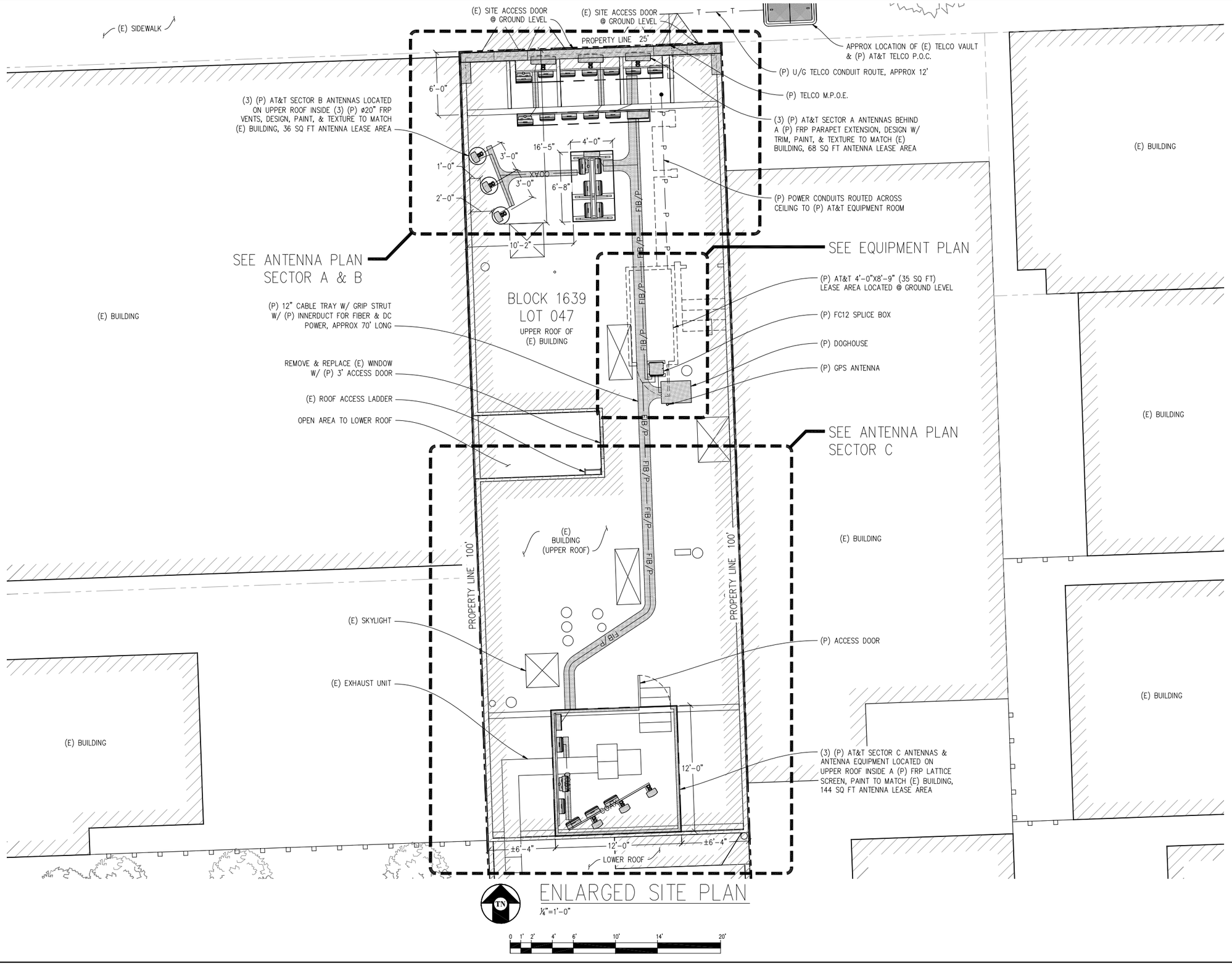
430 BUSH ST, 5TH FLOOR
SAN FRANCISCO, CA 94108

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A-1



ENLARGED SITE PLAN

¼"=1'-0"

0 1' 2' 4' 6' 10' 14' 20'

SUSHI BISTRO

CN5867
431 BALBOA ST
SAN FRANCISCO, CA 94118

ISSUE STATUS

△	DATE	DESCRIPTION	BY
	01/29/13	CLIENT REV	C.M.
	02/10/14	CLIENT REV	C.C.
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	07/07/14	CLIENT REV	M.L.
	07/15/14	CLIENT REV	V.C.

DRAWN BY: C. CODY
CHECKED BY: J. GRAY
APPROVED BY: –
DATE: 07/15/14

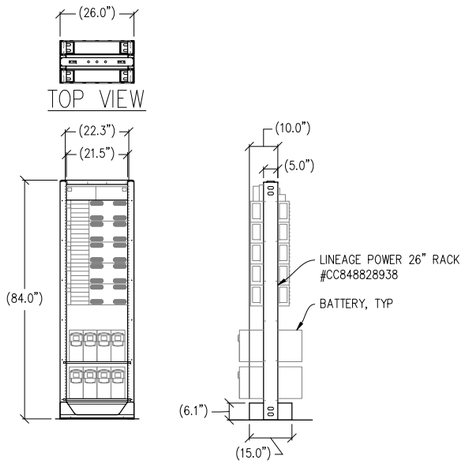
Streamline Engineering and Design, Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Larry Houghtby Phone: 916-275-4180
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

at&t

430 BUSH ST, 5TH FLOOR
SAN FRANCISCO, CA 94108

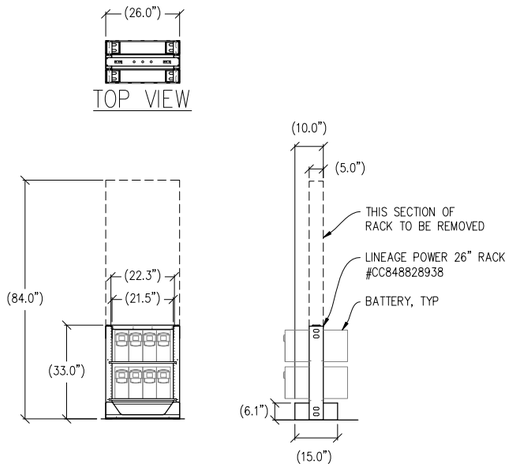
SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-2



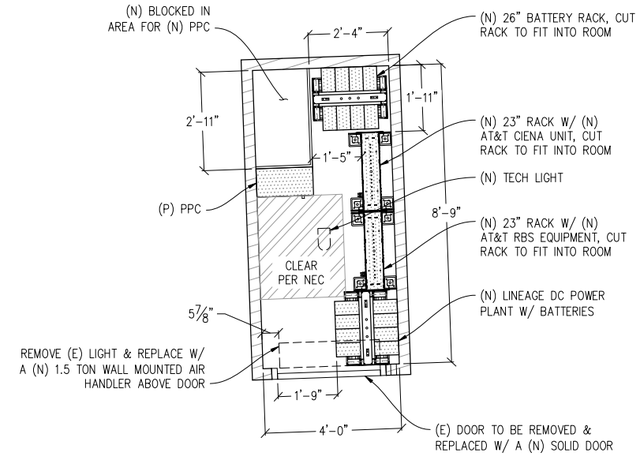
1 DC POWER 26" RACK DETAIL

½"=1'-0" MAX WEIGHT: 1150 LBS



2 26" BATTERY RACK DETAIL

½"=1'-0" MAX WEIGHT: 2550 LBS

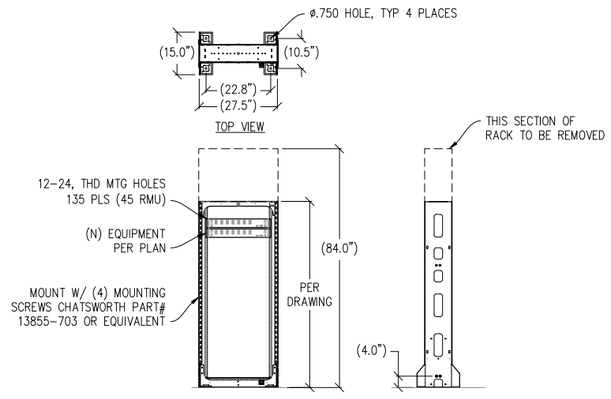


EQUIPMENT PLAN

½"=1'-0"

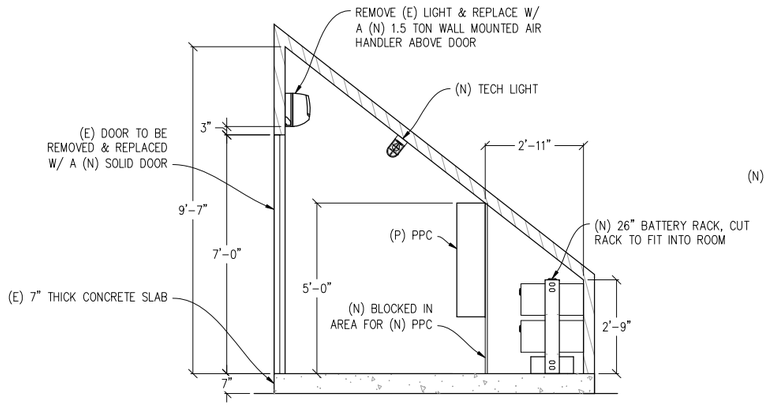
0 6" 1' 2' 3' 5' 7' 10'

NOTE:
1. (E) ALARM PANEL TO BE RELOCATED
2. REMOVE (E) LIGHT, (E) UNUSED DRINK DISPENSER, & ALL (E) SHELVING
3. ABOVE LISTED ITEMS HAVE BEEN OMITTED FROM DRAWING FOR CLARITY



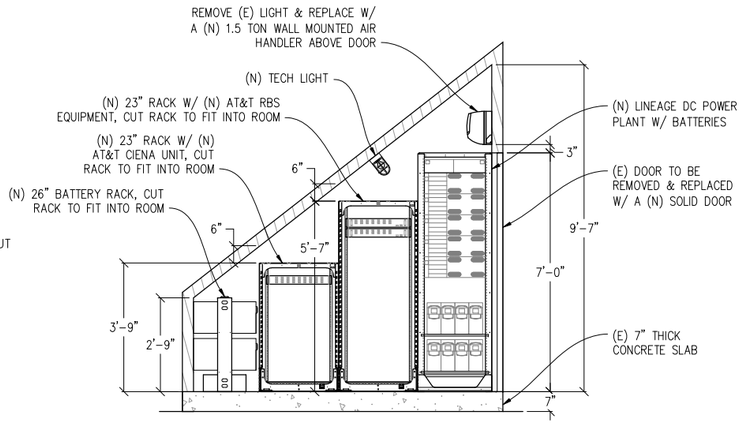
3 23" SEISMIC RACK DETAIL

½"=1'-0"



EAST EQUIPMENT ELEVATION

½"=1'-0"



WEST EQUIPMENT ELEVATION

½"=1'-0"

SUSHI BISTRO

CN5867
431 BALBOA ST
SAN FRANCISCO, CA 94118

ISSUE STATUS

△	DATE	DESCRIPTION	BY
	01/29/13	CLIENT REV	C.M.
	02/10/14	CLIENT REV	C.C.
	05/15/14	CLIENT REV	C.C.
	05/23/14	ZD 90%	C.C.
	07/07/14	CLIENT REV	M.L.
	07/15/14	CLIENT REV	V.C.

DRAWN BY:	C. CODY
CHECKED BY:	J. GRAY
APPROVED BY:	–
DATE:	07/15/14

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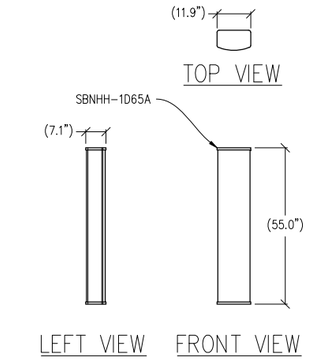
SAN FRANCISCO, CA 94108

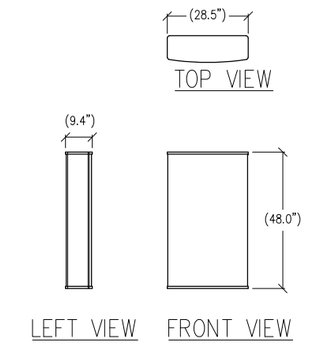
SHEET TITLE:
EQUIPMENT PLAN & DETAILS

SHEET NUMBER:
A-3



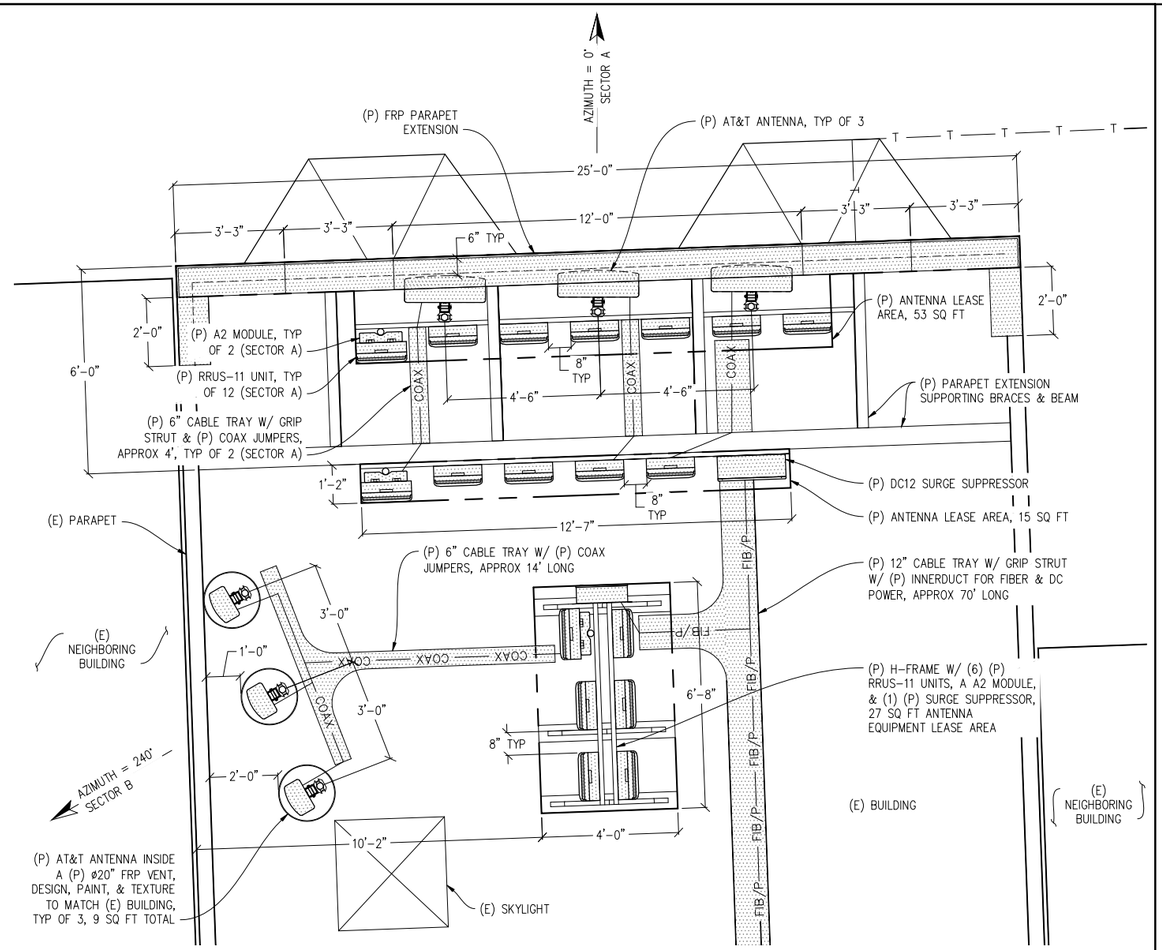
1 ANTENNA DETAIL

½"=1'-0" MAX WEIGHT: 41 LBS



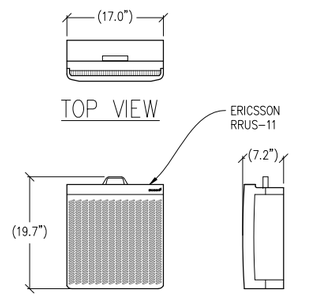
2 ANTENNA DETAIL

½"=1'-0" MAX WEIGHT: 70 LBS



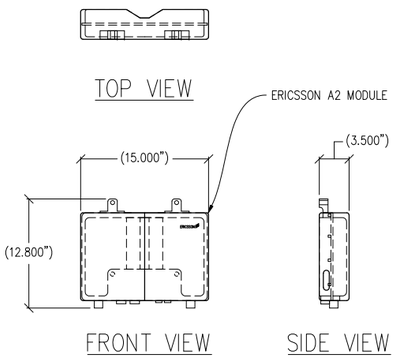
ANTENNA PLAN SECTOR A & B

½"=1'-0"



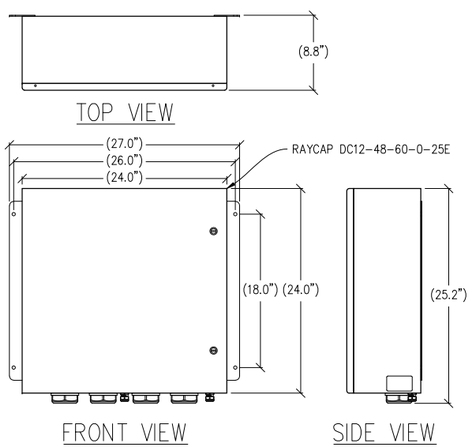
3 RRUS-11 DETAIL

1"=1'-0" MAX WEIGHT: 50 LBS



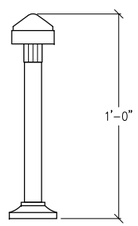
4 A2 MODULE DETAIL

1½"=1'-0" MAX WEIGHT: 22 LBS



5 SURGE SUPPRESSION DETAIL

1½"=1'-0" MAX WEIGHT: 56.3 LBS



6 GPS DETAIL

3"=1'-0"

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	05/23/14	ZD 90%	C.C.
	07/07/14	CLIENT REV	M.L.
	07/15/14	CLIENT REV	V.C.

DRAWN BY: C. CODY
CHECKED BY: J. GRAY
APPROVED BY: –
DATE: 07/15/14

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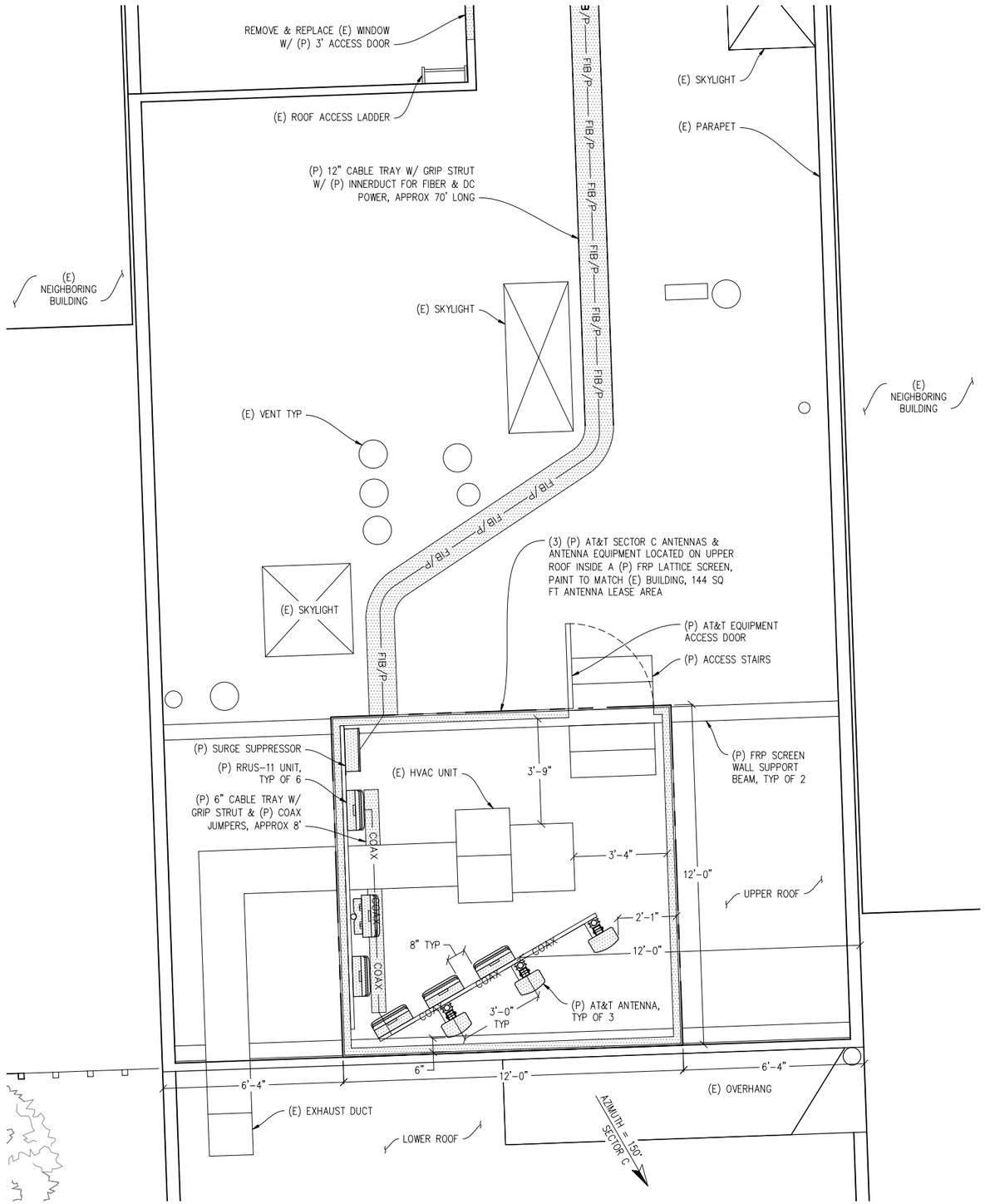
SHEET TITLE:
ANTENNA PLAN & DETAILS

SHEET NUMBER:
A-4



ANTENNA PLAN SECTOR C

½"=1'-0"

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	05/23/14	ZD 90%	C.C.
	07/07/14	CLIENT REV	M.L.
	07/15/14	CLIENT REV	V.C.

DRAWN BY:	C. CODY
CHECKED BY:	J. GRAY
APPROVED BY:	–
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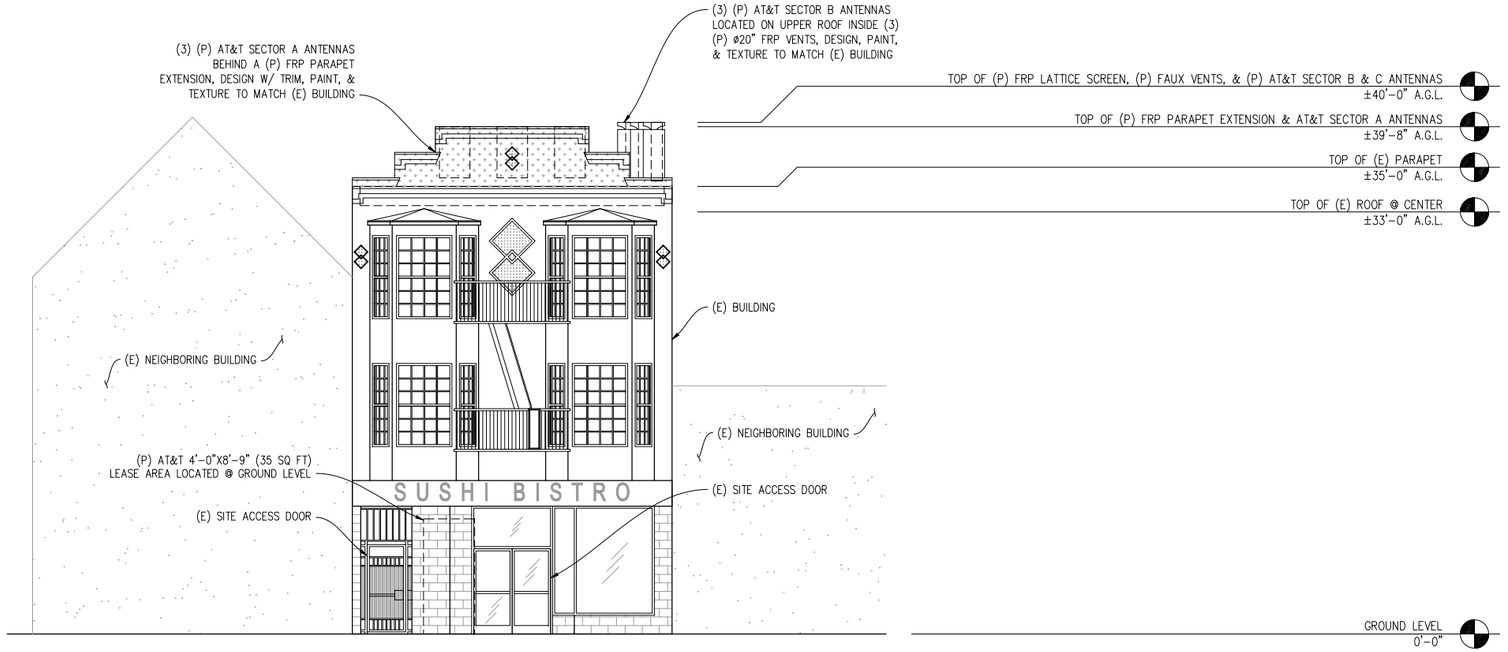
SHEET TITLE:

ANTENNA PLAN

SHEET NUMBER:

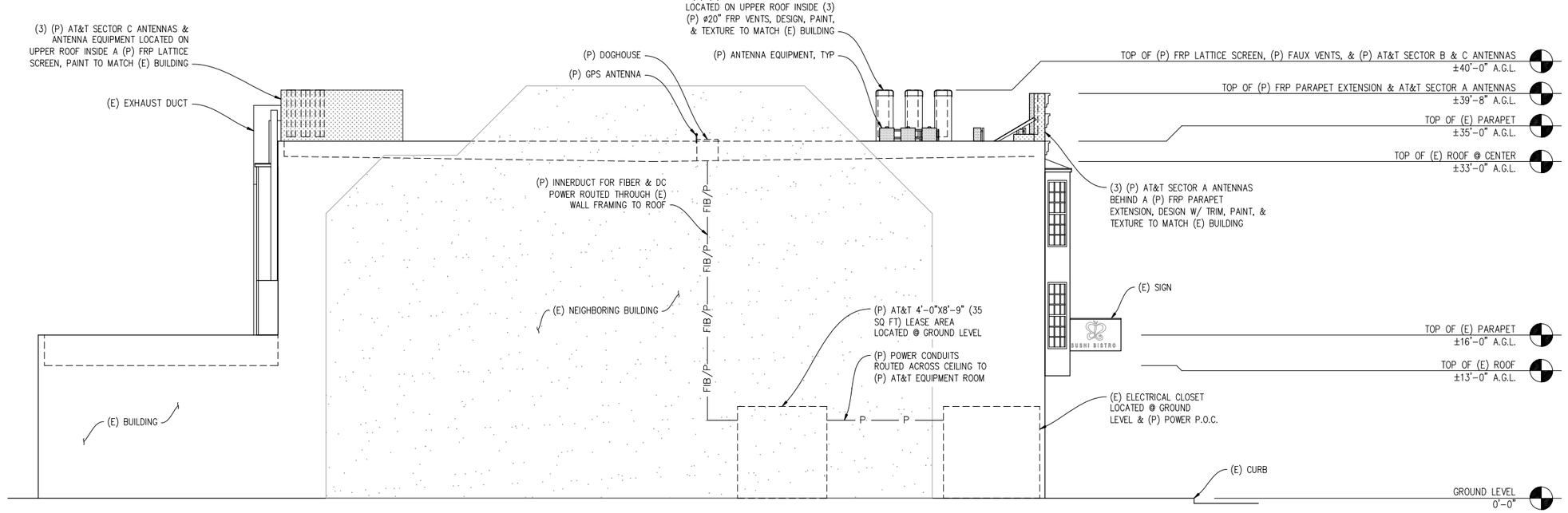
A-5



NORTH ELEVATION

3/16"=1'-0"

VIEW FROM BALBOA ST



EAST ELEVATION

3/16"=1'-0"

VIEW FROM 5TH AVE

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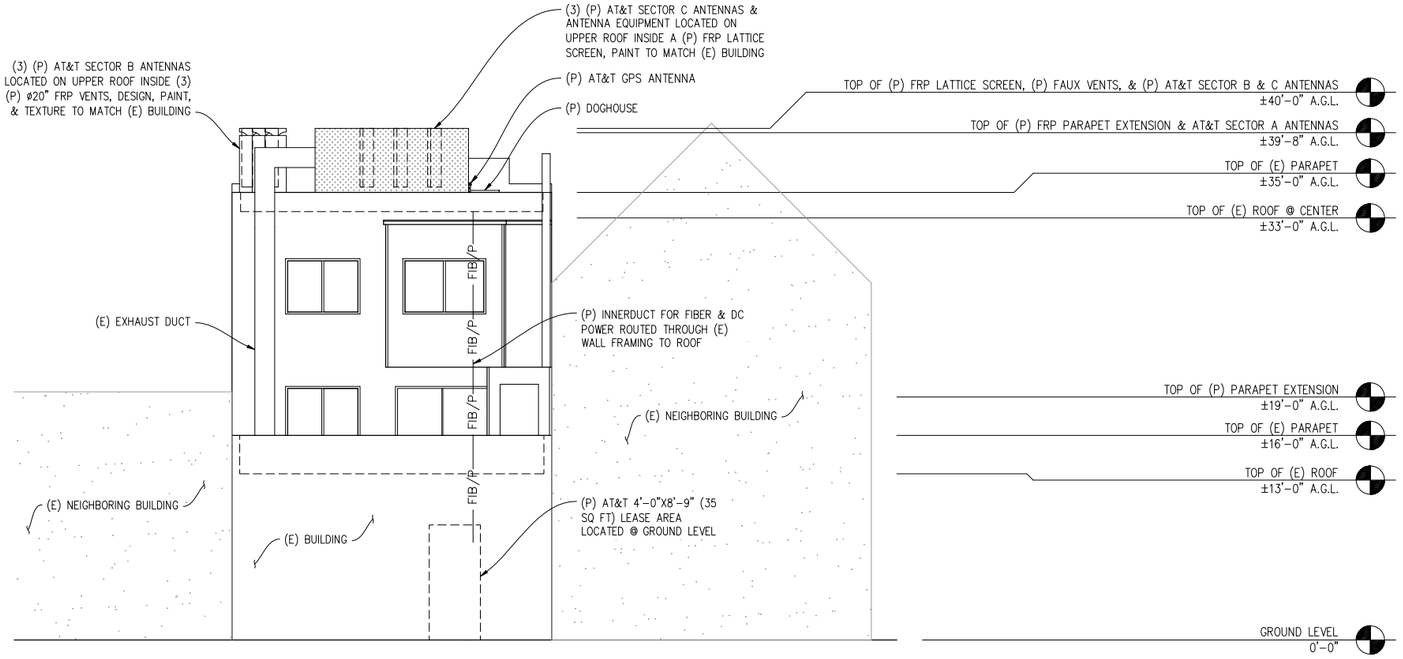
SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

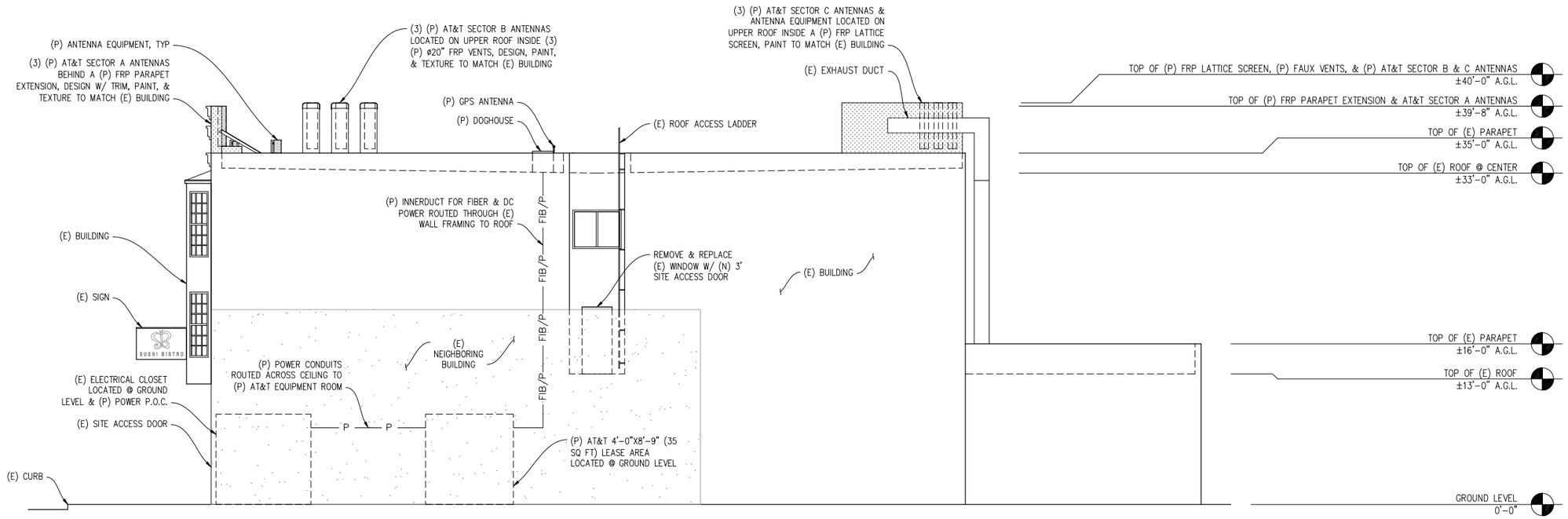
A-6



SOUTH ELEVATION

3/16"=1'-0"

VIEW FROM CABRILLO ST



WEST ELEVATION

3/16"=1'-0"

VIEW FROM 6TH AVE

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SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-7