SAN FRANCISCO
PLANNING DEPARTMENT

Executive Summary
Conditional Use Authorization
HEARING DATE: AUGUST 8, 2013

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

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Date:	August 1, 2013
Case No.:	**2013.0440C**
Project Address:	**5411 Geary Boulevard**
Current Zoning:	NC-3 (Neighborhood Commercial, Moderate Scale) District Geary Boulevard Formula Retail Eating and Drinking Subdistrict 40-X Height and Bulk District
Block/Lot:	1526/035
Project Sponsor:	AT&T Mobility represented by Evan Reiff, Ericsson, Inc. 430 Bush Street, 5th Floor San Francisco, CA 94108
Staff Contact:	Omar Masry – (415) 575-9116 Omar.Masry@sfgov.org

PROJECT DESCRIPTION

The proposal is to install a macro wireless telecommunication services ("WTS") facility consisting of up to nine panel antennas located in an existing penthouse at the subject building and equipment located on the roof as part of AT&T Mobility's telecommunications network. Based on the zoning, the antennas are proposed on a Location Preference 4 Site (Commercial Structures) according to the WTS Siting Guidelines. The proposed antennas would measure approximately 53" high by 19" wide by 7" thick. All nine antennas would be mounted at 38 feet above grade and inside an existing penthouse with a roof height of 39 feet above grade. The walls of the penthouse would be replaced with fiberglass reinforced panels which would allow radio waves to propagate through the walls. The panels would be textured and painted to match the existing penthouse, with no increase in height or mass.

Though, not a part of this project, in the event the proposed facility is constructed, the carrier would remove a nearby micro WTS facility (two "whip" antennas) located approximately 165 feet away at 5339 Geary Boulevard.

SITE DESCRIPTION AND PRESENT USE

The building is located on Assessor's Block 1526, Lot 035 along the south side of Geary Boulevard, between 18th and 19th Avenues. This site is within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District, Geary Boulevard Formula Retail Eating and Drinking Subdistrict, and 40-X Height and Bulk District. The Project Site contains a vacant, one-story, 22-foot tall building which previously served

as a Walgreen's pharmacy.

Though not related to this proposal, a pending project (Conditional Use Authorization Case No. 2013.0163C) at this site proposes to establish a formula retail business (Kelly Moore Paint Company), with minimal proposed cosmetic exterior alterations and new signage.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject building is located in the Inner Richmond's Geary Boulevard corridor, and is surrounded by predominantly two-story retail and restaurant buildings. The building is across the street, and south of the historic Alexandria theatre (neighborhood movie palace). The subject building is separated by an alley from a mid-rise 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, San Francisco.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 11, 2013	July 11, 2013	20 days
Posted Notice	20 days	July 11, 2013	July 11, 2013	20 days
Mailed Notice	20 days	July 11, 2013	July 11, 2013	20 days

PUBLIC COMMENT

As of August 1, 2013, the Department has received no comment regarding the proposed project. The applicant held a community meeting on April 29, 2013 at the Argonne Playground at 455 18th Avenue. 17 members of the community were present, and expressed concerns regarding RF emissions, tenant access to the antennas, and whether the micro WTS facility would be removed.

ISSUES AND OTHER CONSIDERATIONS

- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections.
- An updated Five Year Plan with approximate longitudinal and latitudinal coordinates of proposed locations, including the subject site is on file with the Planning Department.
- All required public notifications were conducted in compliance with the City's code and policies.

REQUIRED COMMISSION ACTION

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

BASIS FOR RECOMMENDATION

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

- The Project complies with the applicable requirements of the Planning Code.
- The Project is consistent with the objectives and policies of the General Plan.
- The Project is consistent with the 1996 WTS Facilities Siting Guidelines, Planning Commission Resolution No. 14182 and Resolutions No. 16539 and No. 18523 supplementing the 1996 WTS Guidelines.
- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections.
- The expected RF emissions fall well within the limits established by the FCC.
- The project site is considered a Location Preference 4, (Preferred Location, Wholly Commercial Structure in a NC-3 Zoning District) according to the Wireless Telecommunications Services (WTS) Siting Guidelines.
- Based on propagation maps provided by AT&T Mobility, the project would provide coverage in an area that currently experiences several gaps in coverage and capacity.
- Based on the analysis provided by AT&T Mobility, the project would provide additional capacity in an area that currently experiences insufficient service during periods of high data usage.
- Based on independent third-party evaluation, the maps, data, and conclusions about service coverage and capacity provided by AT&T Mobility are accurate.
- The proposed antennas would be screened utilizing an existing penthouse structure above a wholly commercial building in a neighborhood commercial corridor. Therefore, the new facility would not introduce any new building mass or bulk to the structure, nor have a new aesthetic impact on the surrounding neighborhood.
- Electronic equipment necessary for the facility would be located on the roof of the subject building, and screened from view along adjacent public rights-of-way (Geary Boulevard) by an existing parapet.
- The proposed project has been reviewed by staff and found to be categorically exempt from further environmental review. The proposed changes to the subject building do not result in a significant impact on the resource. The proposed antenna project is categorically exempt from further environmental review pursuant to the Class 3 exemptions of California Environmental Quality Act.
- A Five Year Plan with approximate longitudinal and latitudinal coordinates of proposed locations, including the subject site, was submitted.
- All required public notifications were conducted in compliance with the City's code and policies.

RECOMMENDATION: Approval with Conditions

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

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

SAN FRANCISCO
PLANNING DEPARTMENT

2Subject to: (Select only if applicable)

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

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Planning Commission Motion No. XXXX

HEARING DATE: AUGUST 8, 2013

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTION 303(c) AND 712.83 TO INSTALL A WIRELESS TELECOMMUNICATIONS SERVICES FACILITY CONSISTING OF NINE PANEL ANTENNAS CONCEALED WITHIN AN EXISTING ROOFTOP PENTHOUSE AND ASSOCIATED EQUIPMENT LOCATED ON THE ROOFTOP OF AN EXISTING COMMERCIAL BUILDING AS PART OF AT&T MOBILITY'S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN A NC-3 (NEIGHBORHOOD COMMERCIAL, MODERATE-SCALE) ZONING DISTRICT, GEARY BOULEVARD FORMULA RETAIL EATING AND DRINKING SUBDISTRICT, AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 10, 2013, AT&T Mobility (hereinafter "Project Sponsor"), submitted an application (hereinafter "Application"), for Conditional Use Authorization on the property at 5411 Geary Boulevard, Lot 035 in Assessor's Block 1526, (hereinafter "Project Site") to install a wireless telecommunications service facility consisting of nine panel antennas located in an existing penthouse at the subject building, and equipment located on the roof, as part of AT&T Mobility's telecommunications network, within a NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District, Geary Boulevard Formula Retail Eating and Drinking Subdistrict, and 40-X Height and Bulk District.

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

On August 8, 2013, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization.

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

MOVED, that the Commission hereby authorizes the Conditional Use in Application No. 2013.0440C, 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 building is located on Assessor's Block 1526, Lot 035 along the south side of Geary Boulevard, between 18th and 19th Avenues. This site is within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District, Geary Boulevard Formula Retail Eating and Drinking Subdistrict, and 40-X Height and Bulk District. The Project Site contains a vacant, one-story, 22-foot tall building, which previously served as a Walgreen's pharmacy.

3. **Surrounding Properties and Neighborhood**. The subject building is located in the Inner Richmond's Geary Street corridor, and is surrounded by predominantly two-story retail and restaurant buildings. The building is across the street, and south of, the historic Alexandria theatre (neighborhood movie palace), which is slated for redevelopment. The subject building is separated by an alley, from a mid-rise residential neighborhood to the south.

4. **Project Description.** The proposal is to install a macro wireless telecommunication services ("WTS") facility consisting of up to nine panel antennas located in an existing penthouse at the subject building and equipment located on the roof as part of AT&T Mobility's telecommunications network. Based on the zoning, the antennas are proposed on a Location Preference 4 Site (Commercial Structures) according to the WTS Siting

Guidelines. The proposed antennas would measure approximately 53″ high by 19″ wide by 7″ thick. All nine antennas would be mounted at 38 feet above grade and inside an existing penthouse with a roof height of 39 feet above grade. The walls of the penthouse would be replaced with radio-frequency transparent fiberglass reinforced panels, which would allow radio waves to propagate through the walls. The panels would be textured and painted to match the existing penthouse, with no increase in height or mass of the penthouse.

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

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

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

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

   Before the Planning Commission can review an application to install a wireless facility, the Project Sponsor must submit a five-year facilities plan, which must be updated biannually, an emissions report and approval by the Department of Public Health,

Section 106 Declaration of Intent, an independent evaluation verifying coverage and capacity, a submittal checklist and details about the facilities to be installed.

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

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of zoning districts and building uses for the siting of wireless telecommunications facilities. Under the *Guidelines*, the Project is a Location Preference Number 4 Site as the Project Site is a located in a wholly commercial building in a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District.

7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless facility is necessary to address coverage and capacity gaps, as the existing AT&T Mobility micro-facility (approximately 165 feet away at 5339 Geary Boulevard) is not able to provide sufficient coverage for voice services or meet network demands for 4G LTE data services. The network would operate in the 700 – 2,170 Megahertz (MHZ) bands, which are regulated by the Federal Communications Commission (FCC) and must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.

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

9. **Department of Public Health Review and Approval.** The proposed project was referred to the Department of Public Health (DPH) for emissions exposure analysis. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There are no antennas at the site, or document sites within 100 feet of the site. AT&T Mobility proposes to install nine new panel antennas for wireless service. 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 0.016 mW/sq. cm., which is 2.7% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 54 feet out from the antenna faces 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 directly in front of the antenna while it is in operation.

10. **Coverage and Capacity Verification.** The maps, data, and conclusion provided by AT&T to demonstrate need for coverage and capacity have been 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 Outreach Meeting for the proposed project. The meeting was held at 6:00 p.m. on April 29, 2013 at the Argonne Playground at 455 18th Avenue. Seventeen members of the community attended the meeting. Questions were asked regarding the facility including radiofrequency exposure, and whether the micro WTS facility, at 5339 Geary Boulevard, would be removed.

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

14. **Public Comment.** As of August 1, 2013, the Department has received no public comment on the proposed project.

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

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

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

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

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

        The proposed project at 5411 Geary Boulevard is generally desirable and compatible with the surrounding neighborhood because the Project will not conflict with the existing uses of the property and will be designed to be compatible with the surrounding nature of the vicinity. The placement of antennas and related support and protection features are so located, designed, and treated architecturally to minimize their visibility from public places, to avoid intrusion into public vistas, avoid disruption of the architectural design integrity of buildings, insure harmony with the existing neighborhood character and

promote public safety. The Project has been reviewed and determined to not cause the removal or alteration of any significant architectural features of the subject building.

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

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

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

The proposed project at 5411 Geary Boulevard is necessary in order to achieve sufficient street and in-building mobile phone coverage and data capacity. Recent drive tests in the subject area conducted by the AT&T Mobility Radio Frequency Engineering Team provide that the subject property is the most viable location, based on factors including quality of coverage and aesthetics.

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

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

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

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

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

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

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

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

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

The antenna would be concealed from view, including nearby public rights-of-way inside an existing penthouse. The walls would be replaced with walls constructed of radiofrequency transparent material with no increase in bulk or height of the penthouse. Associated electronic equipment would be placed on the roof, but remain screened from off-site view by an existing parapet wall. Therefore, the project would not result in impacts to landscaping, open spaces, parking, or other aspects of the subject building.

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

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

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

The Project is consisted with the purpose of Neighborhood 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 currently vacant, but available for uses such as retail activities.

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

HOUSING ELEMENT

BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE

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

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

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

The Project will improve AT&T Mobility's coverage and capacity along the Geary Boulevard Neighborhood Commercial corridor and surrounding residential, commercial and recreational areas along a primary transportation route in San Francisco.

URBAN DESIGN

HUMAN NEEDS

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

POLICY 4.14 - Remove and obscure distracting and cluttering elements.

The Project adequately "stealths" the proposed antenna because it is located on the rooftop within an existing rooftop penthouse. The facility would not result in noticeable distracting or cluttering elements.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

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

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

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

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

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

Policy 1:
Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

Policy 3:
Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

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

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

Policy 1:
Maintain and enhance a favorable business climate in the City.

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

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

VISITOR TRADE

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

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

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

COMMUNITY SAFETY ELEMENT

Objectives and Policies

OBJECTIVE 3:
ENSURE THE PROTECTION OF LIFE AND PROPERTY FROM THE EFFECTS OF FIRE OR NATURAL DISASTER THROUGH ADEQUATE EMERGENCY OPERATIONS PREPARATION.

Policy 1:
Maintain a local agency for the provision of emergency services to meet the needs of San Francisco.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

G. That landmarks and historic buildings be preserved.

The subject site is not a landmark building and is considered a Potential Historic Resource. The proposed project would not be visible from most vantage points, would remain concealed within an existing rooftop penthouse and would not impact the potential historic resource.

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

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

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

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

DECISION

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Conditional Use authorization under Planning Code Sections 712.83 and 303 to install up nine panel antenna within an existing rooftop penthouse and associated equipment cabinets on the rooftop of the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 4 (Preferred Location – Commercial Structure) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within a NC-3 (Neighborhood Commercial – Moderate-Scale) Zoning, Geary Boulevard Formula Retail Eating and Drinking Subdistrict, and 40-X Height and Bulk District and subject to the conditions of approval attached hereto as **Exhibit A**.

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

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **August 8, 2013**.

JONAS P. IONIN
Acting Commission Secretary

AYES
NAYS:

ABSENT:

ADOPTED: August 8, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 712.83 and 303 to install a wireless telecommunications services facility consisting of up to nine panel antenna within an existing rooftop penthouse and associated equipment cabinets on the rooftop of the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 4 (Preferred Location – Commercial Structure) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within a NC-3 (Neighborhood Commercial – Moderate-Scale) Zoning, Geary Boulevard Formula Retail Eating and Drinking Subdistrict, and 40-X Height and Bulk District.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the Project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **August 8, 2013** under Motion No. xxxxx.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the Project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

For information about compliance, contact the Case Planner, Planning Department at 415-575-6378, www.sf-planning.org .

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

   For information about compliance, contact the Case Planner, Planning Department at 415-575-6378, www.sf-planning.org .

MONITORING - AFTER ENTITLEMENT

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

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

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

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

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

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

10. **Project Implementation Report - WTS**. The Project Sponsor shall prepare and submit to the Zoning Administrator a Project Implementation Report. The Project Implementation Report shall:
    a. Identify the three dimensional perimeter closest to the facility at which adopted FCC standards for human exposure to RF emissions in uncontrolled areas are satisfied;

b. Document testing that demonstrates that the facility will not cause any potential exposure to RF emissions that exceed adopted FCC emission standards for human exposure in uncontrolled areas.
c. The Project Implementation Report shall compare test results for each test point with applicable FCC standards. Testing shall be conducted in compliance with FCC regulations governing the measurement of RF emissions and shall be conducted during normal business hours on a non-holiday weekday with the subject equipment measured while operating at maximum power.
d. Testing, Monitoring, and Preparation. The Project Implementation Report shall be prepared by a certified professional engineer or other technical expert approved by the Department. At the sole option of the Department, the Department (or its agents) may monitor the performance of testing required for preparation of the Project Implementation Report. The cost of such monitoring shall be borne by the Project Sponsor pursuant to the condition related to the payment of the City's reasonable costs.
    i. Notification and Testing. The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 2 and 4.
    ii. Approval. The Zoning Administrator shall request that the Certification of Final Completion for operation of the facility not be issued by the Department of Building Inspection until such time that the Project Implementation Report is approved by the Department for compliance with these conditions.

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

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

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

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

13. **Periodic Safety Monitoring - WTS.** The Project Sponsor shall submit to the Zoning Administrator 10 days after installation of the facilities, and every two years thereafter, a certification attested to by a licensed engineer expert in the field of EMR/RF emissions, that the facilities are and have been operated within the then current applicable FCC standards for RF/EMF emissions.
For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

OPERATION

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

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

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

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

18. **Transfer of Operation – WTS**. Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency

provided that such transfer is made known to the Zoning Administrator in advance of such operation, and all conditions of approval for the subject installation are carried out by the new carrier/provider.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

Zoning Map

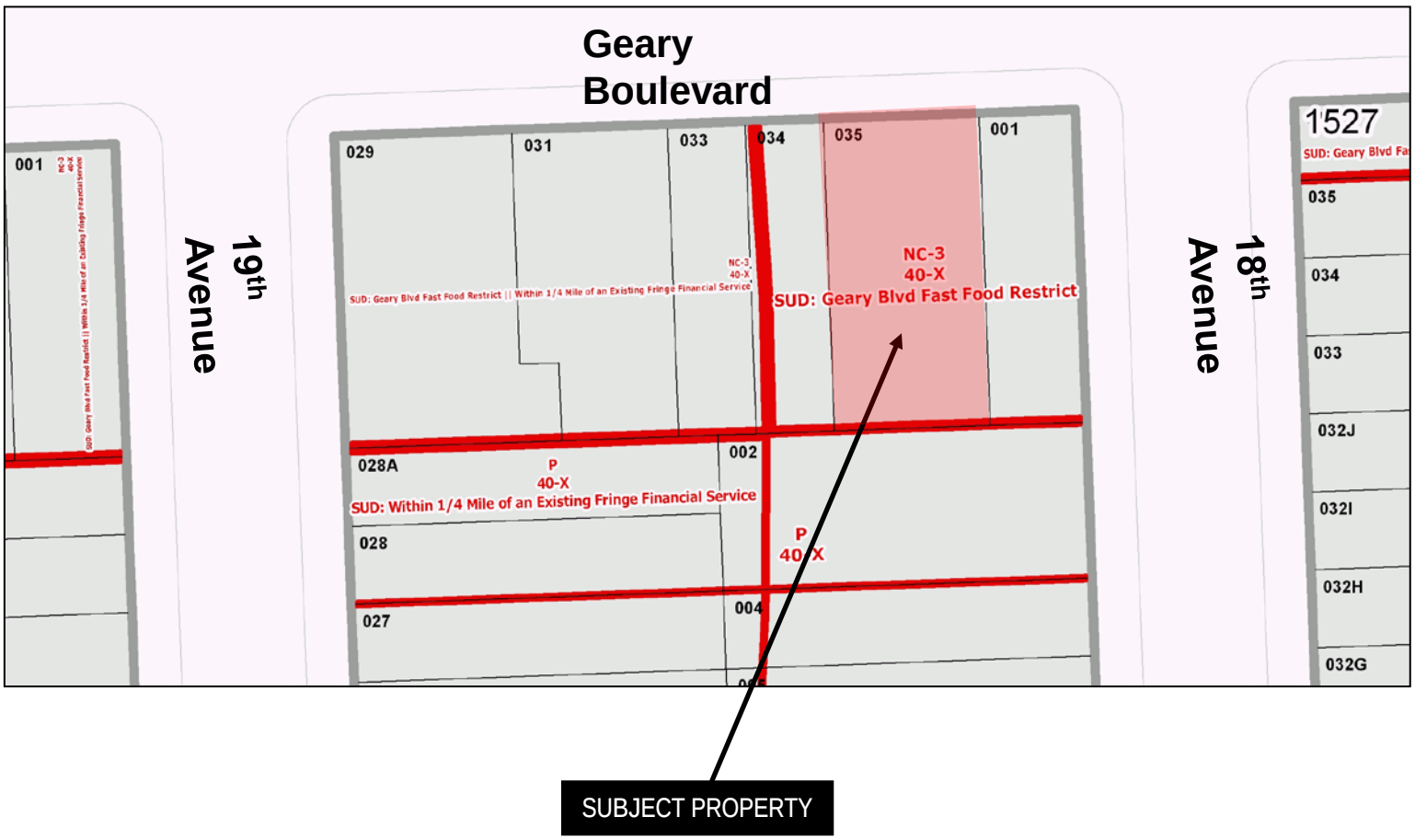
Case Number 2013.0440C
AT&T Mobility Macro WTS Facility
5411 Geary Boulevard

SAN FRANCISCO
PLANNING DEPARTMENT

Aerial Photo

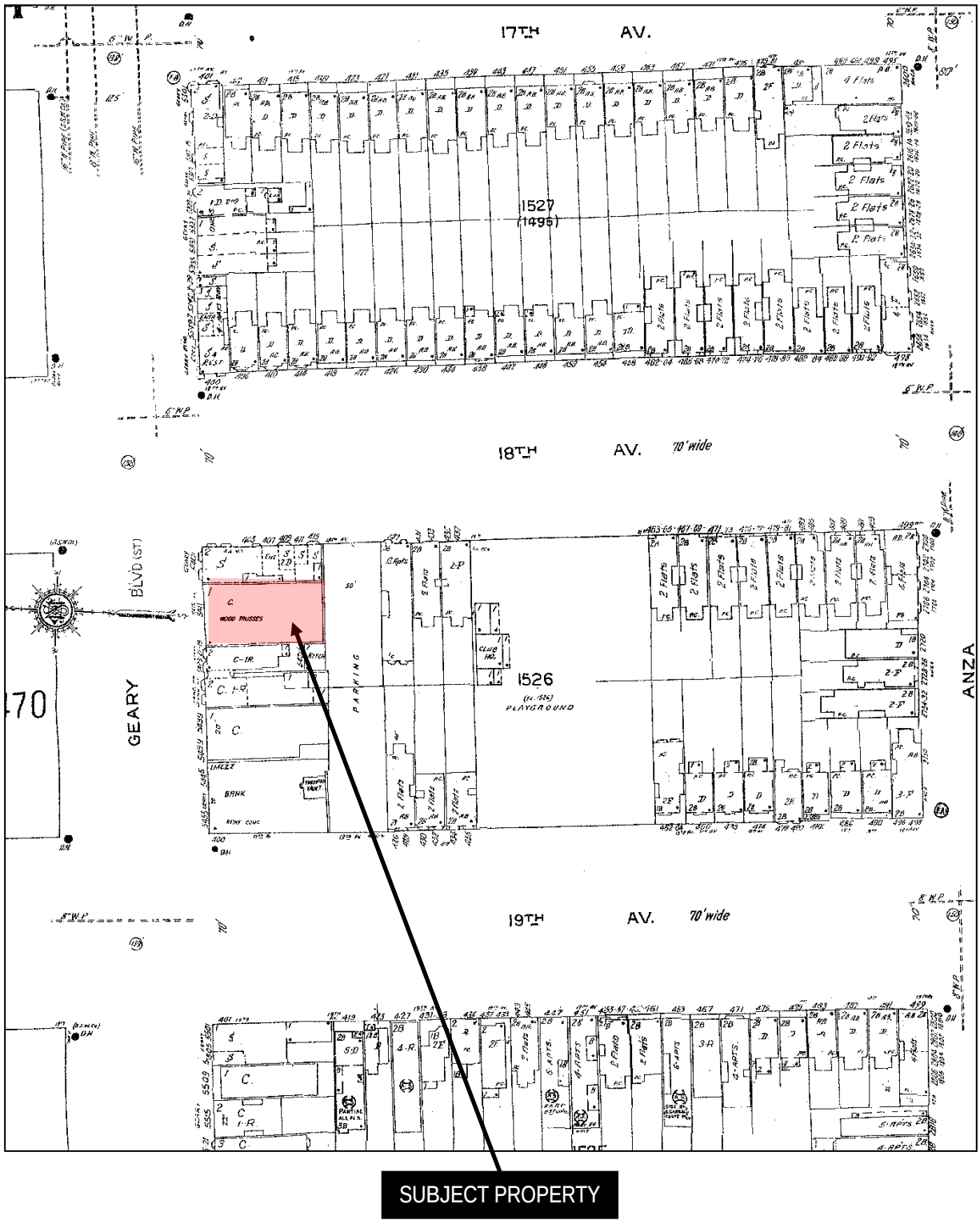
Case Number 2013.0440C
AT&T Mobility Macro WTS Facility
5411 Geary Boulevard

Parcel Map



Case Number 2013.0440C
AT&T Mobility Macro WTS Facility
5411 Geary Boulevard

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 2013.0440C
AT&T Mobility Macro WTS Facility
5411 Geary Boulevard

Contextual Photographs-5411 Geary Blvd.

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 5411 Geary Blvd.

Building within 100' to the East along Geary Blvd. & South West along 18th Ave.

Building within 100' to the East along Geary Blvd.

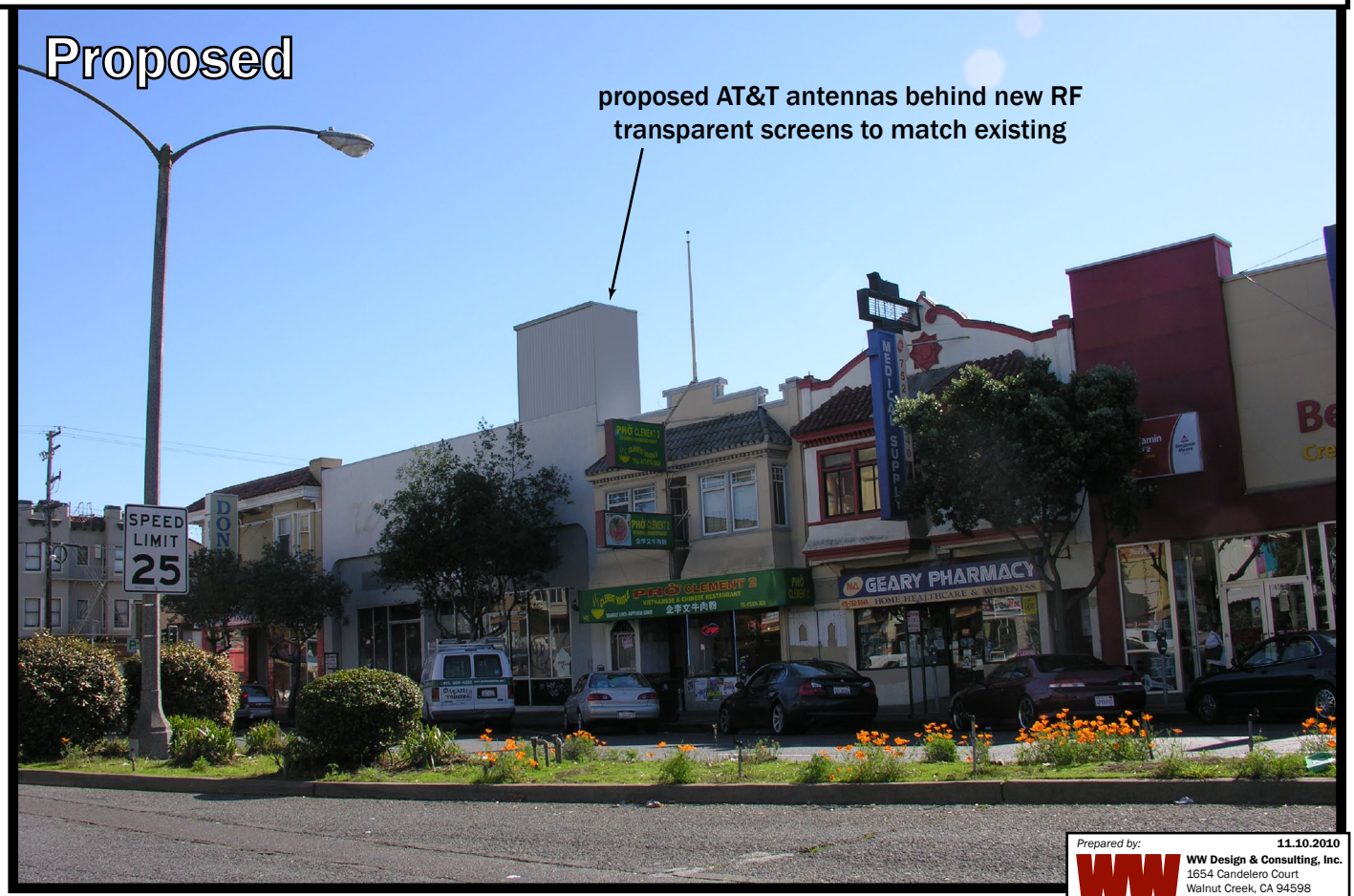
Buildings within 100' to the East along Geary Blvd. & South East along 18th Ave.

Buildings within 100’ to the West along Geary Blvd.

Municipal Parking Lot behind/South of 5411 Geary Blvd. and Residences South West along 18th Ave

Photosimulation of the proposed telecommunication facility as seen looking southeast from Geary Boulevard

at&t **CN5718** **Geary Walgreens** 5411 Geary Blvd. San Francisco, CA 94121



Prepared by:
11.10.2010
WW Design & Consulting, Inc.
1654 Candelero Court
Walnut Creek, CA 94598
info@photosims.com

Photosimulation of the proposed telecommunication facility as seen looking southwest from Geary Blvd. & 18th Ave.

Existing

at&t **CN5718** **Geary Walgreens** 5411 Geary Blvd. San Francisco, CA 94121

Proposed

proposed AT&T antennas behind new RF transparent screens to match existing

Prepared by:
11.10.2010
WW Design & Consulting, Inc.
1654 Candelero Court
Walnut Creek, CA 94598
info@photosims.com

AT&T Mobility • Proposed Base Station (Site No. CN5718)
5411 Geary Boulevard • 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. CN5718) proposed to be located at 5411 Geary Boulevard in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Background

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

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

The site was visited by Mr. David Kelly, a qualified field technician contracted by Hammett & Edison, Inc., during normal business hours on July 31, 2012, 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 September 6, 2012.

Checklist

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

There were observed no wireless base stations installed at the site. Existing RF levels for a person at ground near the site were less than 1% of the most restrictive public exposure limit. The measurement equipment used was a Wandel & Goltermann Type EMR-300 Radiation Meter with Type 8 Isotropic Electric Field Probe (Serial No. P-0036). The meter and probe were under current calibration by the manufacturer.

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

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

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

There were no other WTS facilities observed within 100 feet of the site, although there were observed omnidirectional antennas for use by AT&T Mobility and T-Mobile on the building at the southeast corner of Geary Boulevard and 18th Avenue, located about 130 feet away to the east.

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

AT&T proposes to install nine Andrew directional panel antennas – three Model TBXLHB-6565A-R2M and six Model DBXNH-6565A-R2M – within the existing penthouse above the roof of the single-story commercial building located at 5411 Geary Boulevard. The antennas would be mounted with up to 2° downtilt at an effective height of about 36 feet above ground, 13½ feet above the roof, and would be oriented in identical groups of three toward 0°T, 120°T, and 240°T, to provide service in all directions.

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 6,320 watts, representing simultaneous operation at 4,540 watts for PCS, 1,000 watts for cellular, and 780 watts for 700 MHz service.

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

The drawings show the proposed antennas to be installed as described in Item 4 above. There were noted taller buildings across Geary Boulevard and past 18th Avenue, located at least 120 feet away.

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

For a person anywhere at ground, the maximum RF exposure level due to the proposed AT&T operation by itself is calculated to be 0.016 mW/cm^2, which is 2.7% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to be below 3.7% of the limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 54 feet out from the antenna faces and to much lesser distances above, below, and to the sides; this does not reach the roof of the building or any publicly accessible areas.

9. Describe proposed signage at site.

Due to their mounting locations, the AT&T antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, no access within 17 feet directly in front of the antennas themselves, such as might occur during maintenance work above 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. Posting explanatory warning signs* at the roof access hatch and on the face of the penthouse in front of the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

10. Statement of authorship.

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

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by AT&T Mobility at 5411 Geary Boulevard in San Francisco, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Posting explanatory signs is recommended to establish compliance with occupational exposure limitations.

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

March 28, 2013

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

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

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

Review of Cellular Antenna Site Proposals

Project Sponsor : *AT&T Wireless* **Planner:** *Jonas Ionin*

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

Project Address/Location: *5411 Geary Blvd*

Site ID: *1343* **SiteNo.:** *CN5718*

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: **6320** watts.

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

Maximum Effective Radiant: **6320** watts.

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

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

Maximum RF Exposure: **0.016** mW/cm^2. Maximum RF Exposure Percent: **2.7**

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: **54**

☑ Occupational_Exclusion_Area Occupational Exclusion In Feet: **17**

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

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

Comments:

There are no antennas currently operated by AT&T Wireless installed on the roof top of the building at 5411 Geary Blvd. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. AT&T Wireless proposes to install 9 new antennas. The antennas will be mounted at a height of about 36 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.016 mW/sq cm., which is 2.7 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 54 feet and does not reach the rooftop area or any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Workers should not have access to within 17 feet of the front of the antennas while they are in operation.

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

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

1 Hours spent reviewing

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

Signed: Dated: 4/1/2013

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

AT&T Mobility Conditional Use Permit Application
5411 Geary Boulevard, San Francisco

STATEMENT OF MICHAEL CANIGLIA

I am AT&T's radio frequency manager with respect to the proposed wireless communications facility at 5411 Geary Boulevard, 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 Clement and Anza Streets, 20st and 16th Avenues.

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. Under AT&T's wireless customer service standards, 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. AT&T holds a license with the FCC and has a responsibility to utilize this spectrum to provide personal wireless services in 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.

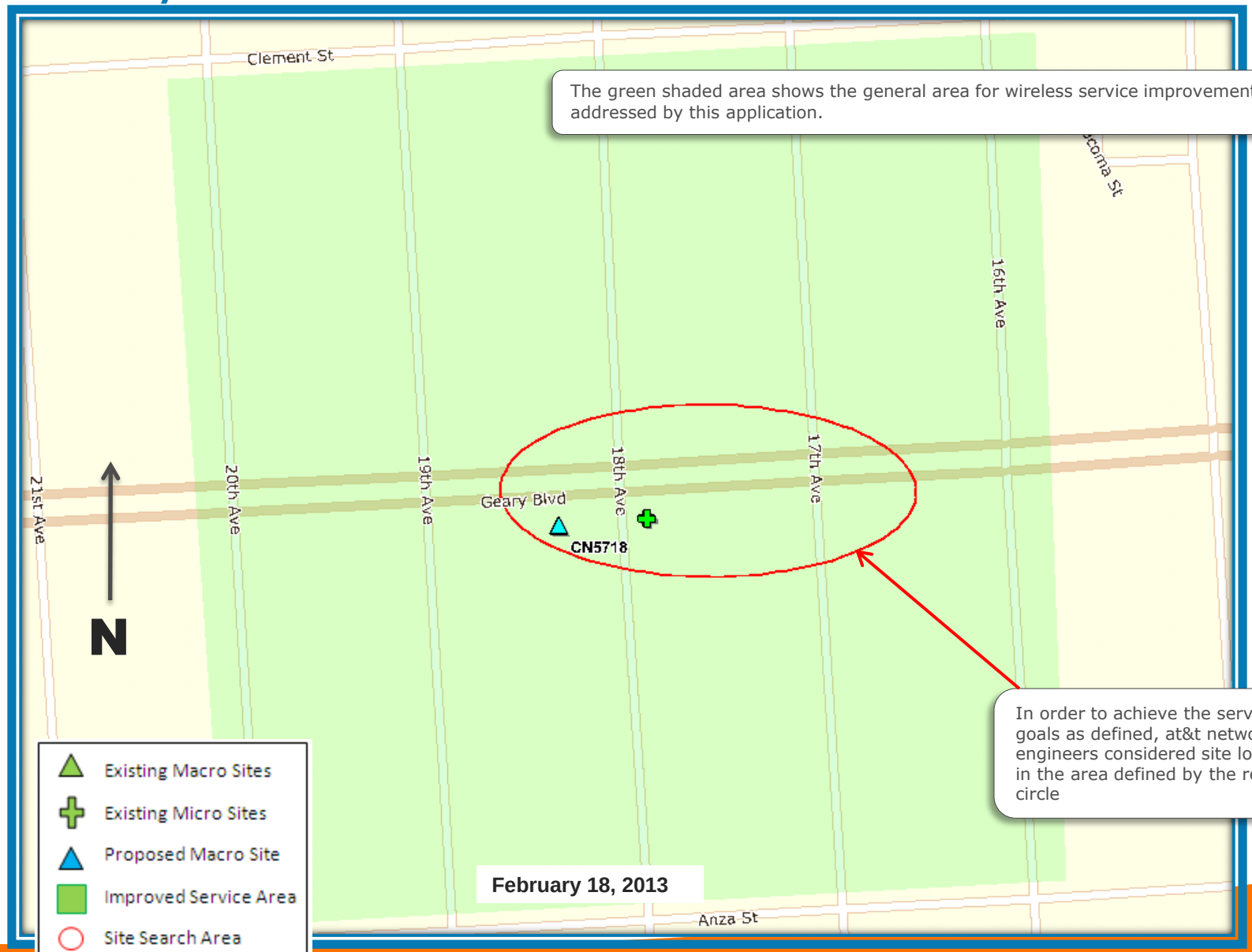
I have a Master's degree in Business Administration, a Bachelor's degree in Electrical Engineering and an Associate's degree in Electronic Communication Technology. I have worked as an engineering expert in the Wireless Communications Industry for over 20 years.

Michael Caniglia

18 February 2013

Service Improvement Objective (CN5718)

5411 Geary Boulevard



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 5411 Geary (CN5718)

Service Area BEFORE site is constructed

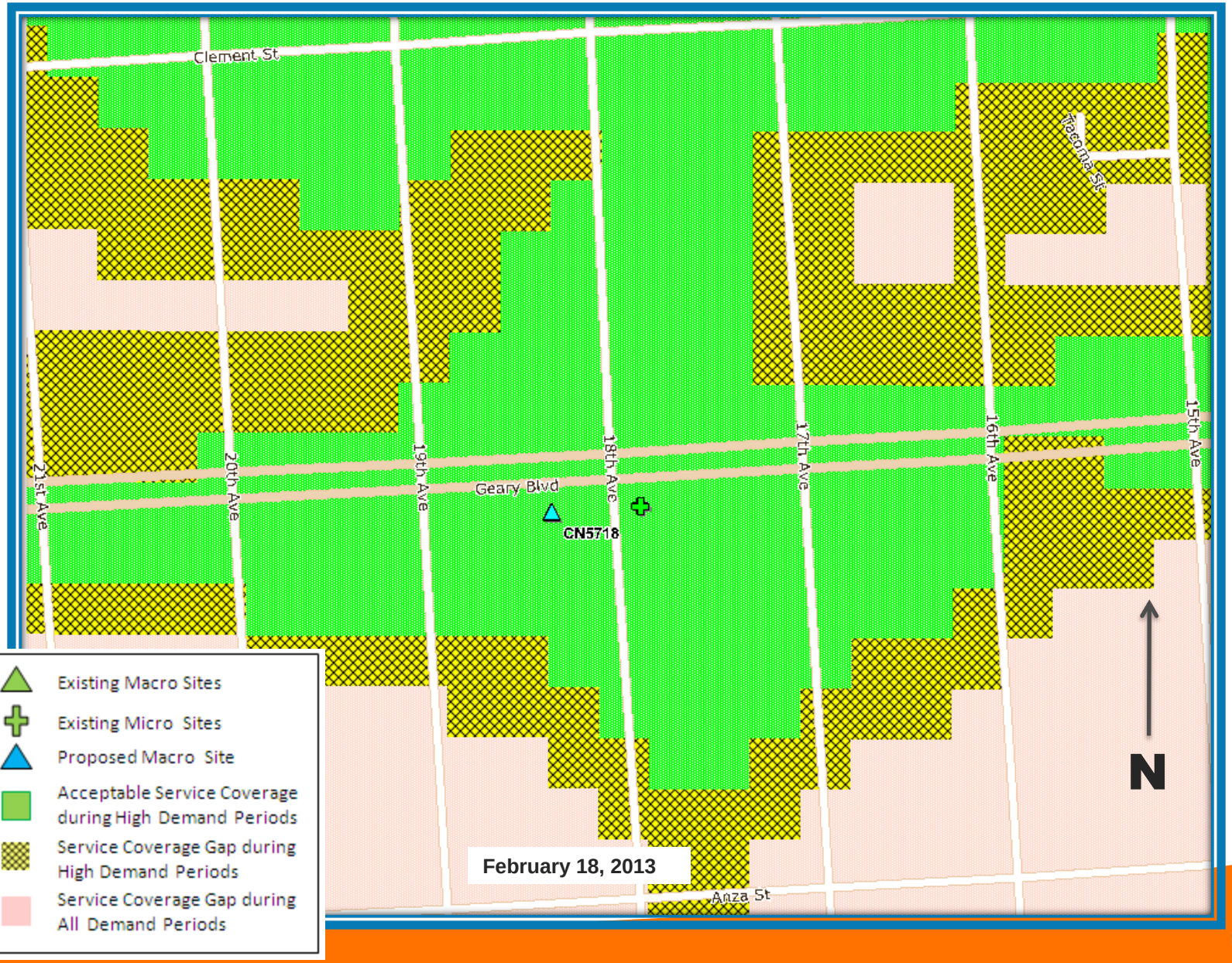


Exhibit 3 - Current 7-Day Traffic Profile for the Location of CN5718

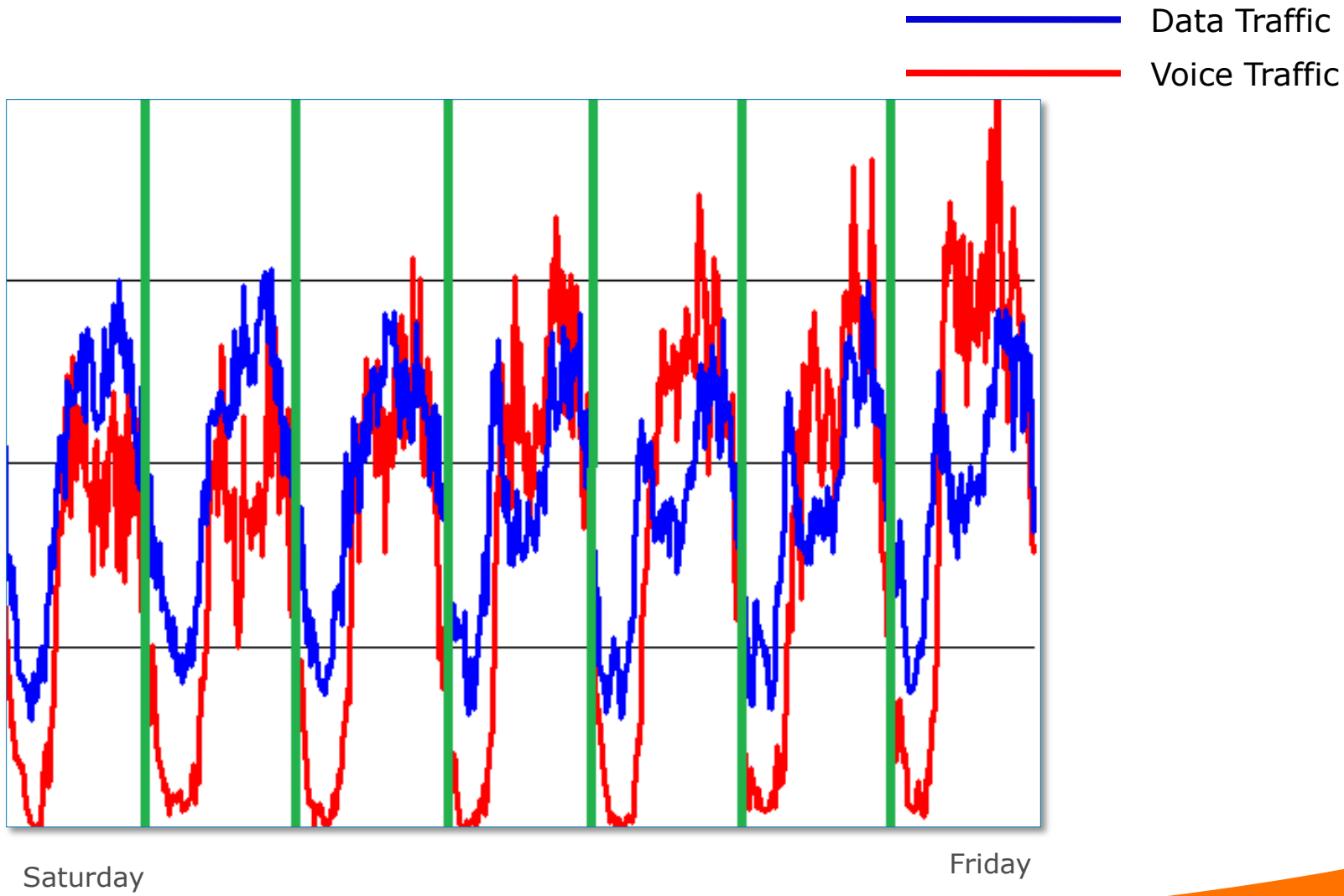


Exhibit 3 - Current 24-Hour Traffic Profile for the Location of CN5718

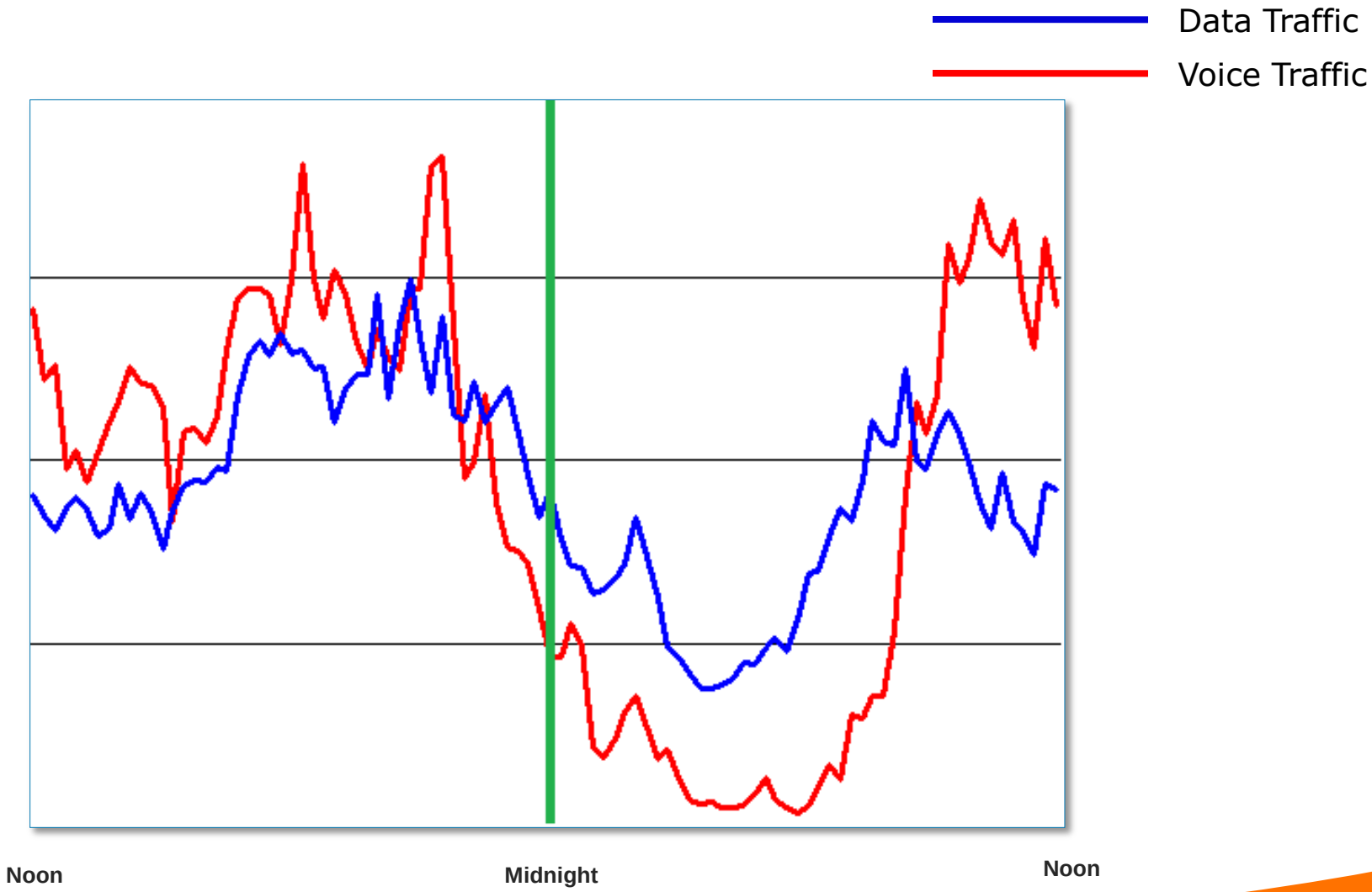


Exhibit 4 - Proposed Site at 5411 Geary (CN5718)

Service Area AFTER site is constructed

Exhibit 5 - Proposed Site at 5411 Geary (CN5718)

4G LTE Service Area BEFORE site is constructed

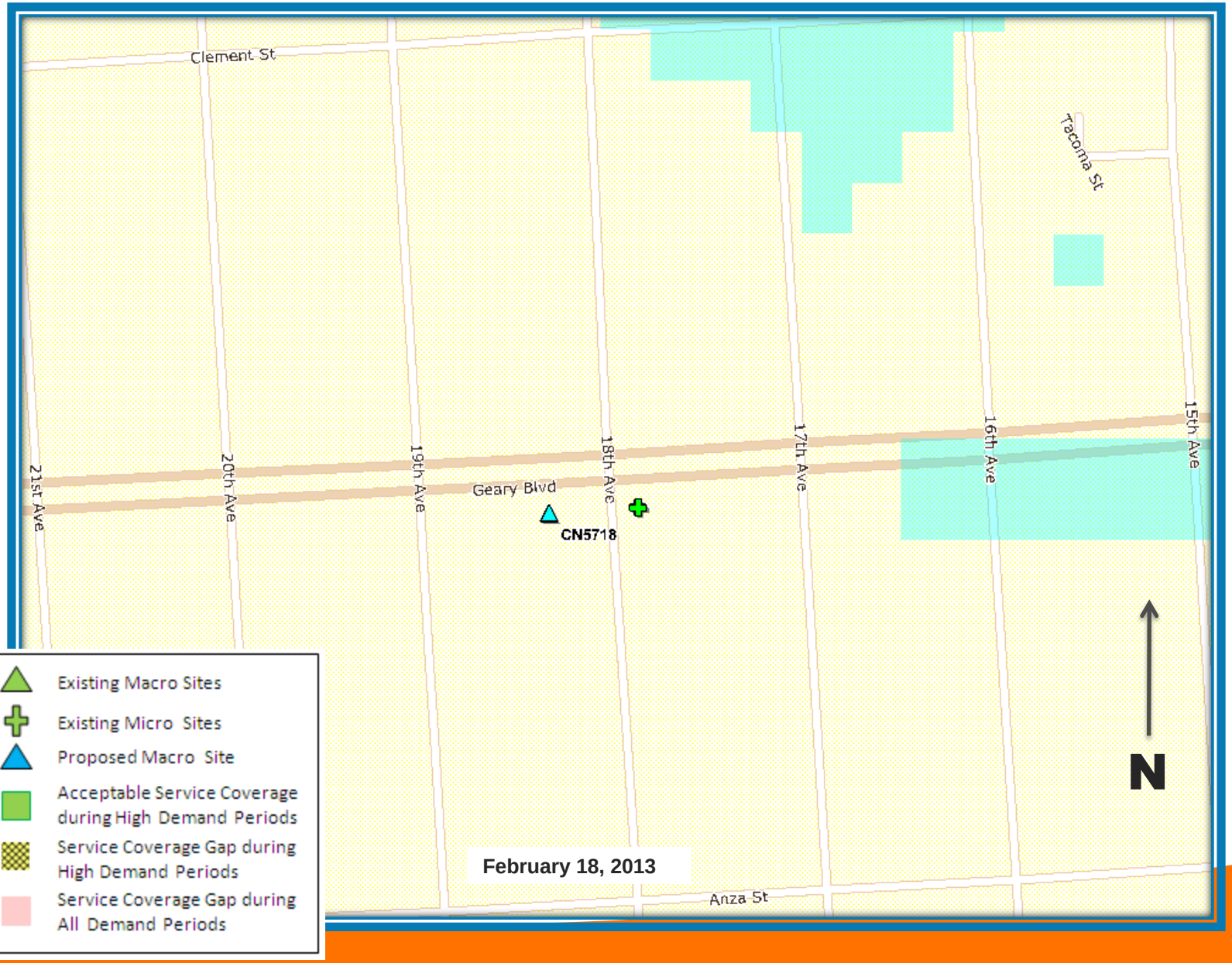
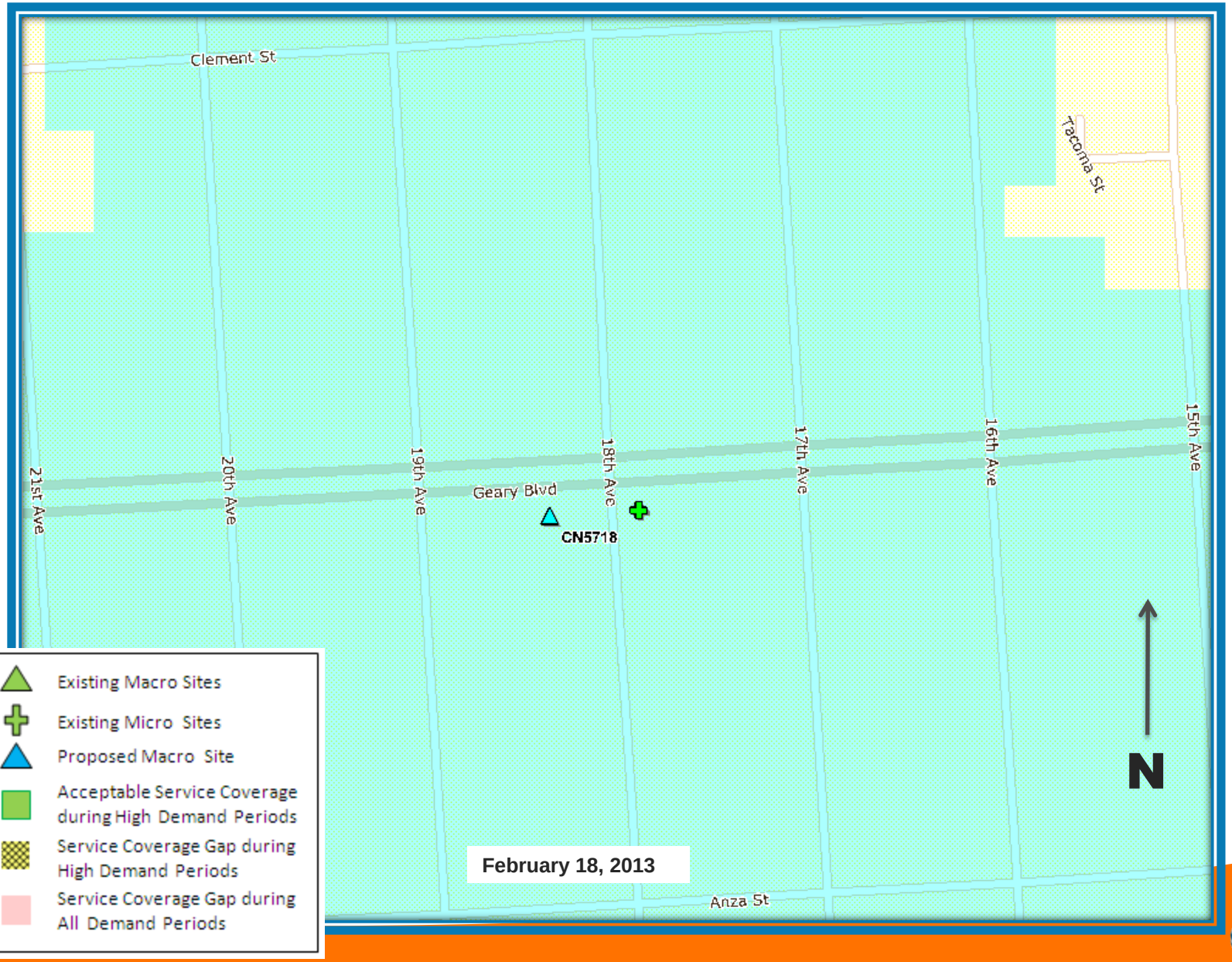


Exhibit 6 - Proposed Site at 4216 California (CC4032)

4G LTE Service Area AFTER site is constructed



Existing Surrounding Sites at 5411 Geary

CN5718

AT&T MOBILITY

ALTERNATIVE SITE ANALYSIS
CN5718
(Replacement Upgrade to CN5210)

Site Address:

5411 Geary Blvd.
San Francisco, CA 94121

February 25, 2011

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).

Location Preference

The building located at 5411 Geary Blvd (the "Subject Location") is a Preference 4 Preferred Location in that it is a Commercial building located within the NC-3 Neighborhood Commercial-Moderate Scale zoning district.

Site Justification

The proposed search ring is located in an area with several zoning districts: NC-3 – Neighborhood Commercial Moderate-scale, RH-2 Residential House two family. The uses in the search ring area vary from public, residential, wholly commercial, and mixed- use.

The Subject Location for the wireless facility is a Commercial Building located at 5411 Geary Blvd. The Subject Location is the preferred location as it is the only location that can satisfy all of the primary network objectives, with the least visual impact on the surrounding environment.

The Service Improvement Area is roughly bordered by 20th Ave, and California Street, 16th Ave, and Balboa Street. The Subject Property is located at 5411 Geary Blvd., which is centrally located within the defined search area, as well as being the main commercial corridor of the Richmond District Neighborhood. The Subject Property is situated to the West of Park Presidio, South of Clement, and to the East of 25th Ave, North of Balboa, and on the Geary Blvd. bus route. It is centrally located in a busy neighborhood commercial corridor, comprised of

eateries, neighborhood-serving businesses, multi-family residential units, as well as main Highway access and other public transportation routes. The area surrounding this neighborhood commercial corridor is primarily comprised of commercial, mixed use, church, and single-family and multi-family residential units.

The proposed installation includes the installation of nine (9) panel antennas within an existing rooftop structure and associated equipment on the roof deck of the existing building at the Subject Location. The antennas would be located behind radio frequency transparent panels designed to match the existing façade integrated into an existing rooftop structure. The 7 associated equipment cabinets RRU units, and 2 battery back up units would be located on the roof deck of the building, and not visible to the public.

The NC-3 – Neighborhood Commercial moderate scale, and RH-2 Residential House two family zoning districts encourage public, residential, commercial, and mixed- uses. The Subject Location is surrounded mostly by small neighborhood serving public and commercial uses, such as restaurants and shops, as well as single and multi-family dwellings.

The height and bulk district for all zoning districts in the area is 40 –X. The height limits and small commercial and residential nature of the area creates a neighborhood that has similar building mass, scale, and architectural styles. Mounting the antennas on the roof as proposed would provide the height necessary for an unimpeded signal path to the defined service coverage area, while not deterring from the existing architecture of the subject building and overall neighborhood environment. As a Preference 4 Preferred Location, with an architecturally compatible design, the Subject Location is the least intrusive means by which AT&T Mobility can close the existing significant service coverage gap. The improved signal quality and capacity for the proposed geographic service area is shown on the attached service maps.

Upon construction of the proposed macro site at 5411 Geary Blvd. and upon final integration within the existing and planned network, AT&T Mobility intends to decommission and remove the existing micro facility currently located at 5339 Geary Blvd. The construction of the proposed macro facility at the Subject Location, coupled with the removal of the existing microcell facility at 5339 Geary Blvd will improve AT&T Mobility's service coverage by reducing the interference from the micro sites in the area and allowing the proposed facility to fill the significant service coverage gap.

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 are (2) Preference 1 locations identified.

378 18th Avenue- Alternative A-1449/022

The Golden Gate Christian Reformed Church is located approximately 1/2 block East and 1/2 block North of the Subject Location on the East side of 16th Avenue in the NC-3 zoning district within of the Radio Engineers search area. Unfortunately, the height of the Anderson Theatre would block signal West on Geary Ave. As a result, it was determined that this was not a viable candidate.

380 18th Avenue- Alternative B-1449/021B

The Rectory of the Golden Gate Christian Reformed Church is located approximately 1/2 block East and 1/2 block North of the Subject Location on the East side of 16th Avenue in the NC-3 zoning district within of the Radio Engineers search area. Unfortunately, the height of the Anderson Theatre would block signal West on Geary Ave. As a result, it was determined that this was not a viable candidate.

2. **Co-Location Site**: We investigated the area and there were no co-location opportunities identified within the defined search area.

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 six (6) Preference 4 locations identified.

5240 Geary Blvd- Alternative C-1448/045

The Ross building is located approximately 1 block East of the subject property on the North side of Geary Blvd. Zoning is NC-3 with a 40X bulk/height classification. It was the preferred candidate of the Radio Frequency engineers. As a preference 4 wholly commercial building, it is also preferred by the City of San Francisco WTS. The owners of the property were approached for a number of

months and were not amenable to leasing space for wireless telecommunications.

5420 Geary Blvd-Alternative D- 1450/019A

This property located directly across the street from the subject property on the North side of Geary Blvd and is a Commercial/Retail building. The Zoning is NC-3 with a 40X height/bulk classification. It is a WTS preference 4, wholly commercial. While within the search ring and a preferred preference level than the subject property, its lower height would have blocked signal to the East and West along Geary Blvd. As a result, it was determined that this was not a viable candidate.

5241 Geary Blvd.-Alternative E-1258/035

This property located on the South side of Geary Blvd approximately 1 block East

of the subject property and is a Commercial/Retail building. The Zoning is NC-3 with a 40X height/bulk classification. It is a WTS preference 4, wholly commercial. While within the search ring and a preferred preference level than the subject property, its lower height would have blocked signal to the East and West along Geary Blvd. As a result, it was determined that this was not a viable candidate.

5255 Geary Blvd.- Alternative F -1528/033

This property located directly across the street from the subject property on the South side of Geary Blvd approximately 1 block East of the subject property and is a Commercial/Retail building. The Zoning is NC-3 with a 40X height/bulk classification. It is a WTS preference 4, wholly commercial. While within the search ring and a preferred preference level than the subject property, its lower height would have blocked signal to the East and West along Geary Blvd. As a result, it was determined that this was not a viable candidate.

5327 Geary Blvd.- Alternative G-1527/037

This property located on the South side of Geary Blvd approximately 1 block East of the subject property and is a Commercial/Retail building. The Zoning is NC-3 with a 40X height/bulk classification. It is a WTS preference 4, wholly commercial. While within the search ring and a preferred preference level than the subject property, its lower height would have blocked signal to the West along Geary Blvd. As a result, it was determined that this was not a viable candidate.

5411 Geary Blvd.-Primary Candidate-1526/035

This is the subject property and is a Commercial/Retail building. The Zoning is NC-3 with a 40X height/bulk classification. It is a WTS preference 4, wholly commercial. It is in the search ring and the height and location of the rooftop

structure provides both height and E/W coverage along Geary Blvd without obstruction. In addition, its existing rooftop structure provides an existing architectural element in which to locate antennas with no change to the architecture of the building.

5435 Geary Blvd.- Alternative H-1526/031

This property located West of the subject property on the South side of Geary Blvd approximately 1/2 block from the subject property and is a Commercial/Retail building. The Zoning is NC-3 with a 40X height/bulk classification. It is a WTS preference 4, wholly commercial. While within the search ring and a preference level the same as the subject property, its lower height would have blocked signal to the West and East along Geary Blvd. As a result, it was determined that this was not a viable candidate.

5. **Mixed Use Buildings in High Density Districts**: We investigated the area and there were nine (9) Preference 5 locations identified (in addition to the proposed site).

5430 Geary Blvd.-Alternative I- 1450/019B

This property located NW of the subject property on the North side of Geary Blvd and is a mixed use, retail and residential building. The Zoning is NC-3 with a 40X height/bulk classification. It is a WTS preference 5. While within the search ring and the same preference level as the subject property, its lower height would require significant additional height difficult to integrate into the architecture of the building. As a result, it was determined that this was not a viable candidate.

5400 Geary Blvd.-Candidate J-1450/008

This property, the Alexander Theatre, located across the street from the subject property on the North side of Geary Blvd and is an approved mixed use, restaurant, retail and residential building. The Zoning is NC-3 with a 40X height/bulk

classification. It is a WTS preference 5. While within the search ring and the same preference level as the subject property, its designated historic significance made it less preferable. As a result, it was determined that this was not a viable candidate.

5340 Geary Blvd.- Alternative K-1449/021A

This property located NE of the subject property on the North side of Geary Blvd and is a mixed use retail and residential building. The Zoning is NC-3 with a 40X height/bulk classification. It is a WTS preference 5. While within the search ring and the same preference level as the subject property, its lower height would require significant additional height difficult to integrate into the architecture of the building. As a result, it was determined that this was not a viable candidate.

5332 Geary Blvd.- Alternative L-1449/021

This property located NE of the subject property on the North side of Geary Blvd approximately 1 block East of the subject property. It is a mixed use retail and residential building. The Zoning is NC-3 with a 40X height/bulk classification. It is a WTS preference 5. While within the search ring and the same preference level as the subject property, its lower height would require significant additional height difficult to integrate into the architecture of the building. As a result, it was determined that this was not a viable candidate.

5320 Geary Blvd.- Alternative M-1449/020

This property located NE of the subject property on the North side of Geary Blvd approximately 1 block East of the subject property. It is a mixed use retail and residential building. The Zoning is NC-3 with a 40X height/bulk classification. It is a WTS preference 5. While within the search ring and the same preference level as the subject property, its lower height would require significant additional height difficult to integrate into the architecture of the building. As a result, it was determined that this was not a viable candidate.

395 17th Ave.- Alternative N-1449/019A

This property located NE of the subject property on the North side of Geary Blvd. approximately 1 block to the East. It is a mixed use retail and residential building. The Zoning is NC-3 with a 40X height/bulk classification. It is a WTS preference 5. While within the search ring and the same preference level as the subject property, it was difficult to integrate antennas close to Geary Blvd. into the architecture of the building. As a result, it was determined that this was not a viable candidate.

5301 Geary Blvd.- Alternative O -1527/001

This property located East of the subject property on the South side of Geary Blvd. approximately 1 block to the East. It is a mixed use retail and residential building.

The Zoning is NC-3 with a 40X height/bulk classification. It is a WTS preference 5. While within the search ring and the same preference level as the subject property, it was difficult to integrate antennas close to Geary Blvd. into the architecture of the building. As a result, it was determined that this was not a viable candidate.

5231 Geary Blvd.- Alternative P-1527/038

This property located NE of the subject property on the South side of Geary Blvd. approximately 1 block to the East. It is a mixed use retail and residential building. The Zoning is NC-3 with a 40X height/bulk classification. It is a WTS preference 5. While within the search ring and the same preference level as the subject property, it was difficult to integrate antennas close to Geary Blvd. into the architecture of the building. As a result, it was determined that this was not a viable candidate.

5339 Geary Blvd.- Alternative Q-1527/036

This property, the location of the current AT&T microcell is located E of the subject property on the South side of Geary Blvd. approximately 1/2 block to the East. It is a mixed use retail and residential building. The Zoning is NC-3 with a 40X height/bulk classification. It is a WTS preference 5. While within the search ring and the same preference level as the subject property, it was difficult to integrate antennas close to Geary Blvd. into the architecture of the building as two antenna screening structures would be needed due to the length of the building. As a result, it was determined that this was not a viable candidate.

5401 Geary Blvd.- Alternative R-1526/001

This property located East of the subject property on the South side of Geary Blvd

adjacent to the subject property. It is a mixed use retail and residential building. The Zoning is NC-3 with a 40X height/bulk classification. It is a WTS preference 5. While within the search ring and the same preference level as the subject property, it was difficult to integrate antennas close to Geary Blvd. into the architecture of the building. As a result, it was determined that this was not a viable candidate.

5421 Geary Blvd.- Alternative S-1526/034

This property located West of the subject property on the South side of Geary Blvd adjacent to the subject property. It is a mixed use retail and residential building. The Zoning is NC-3 with a 40X height/bulk classification. It is a WTS preference 5. While within the search ring and the same preference level as the subject property, it was difficult to integrate antennas close to Geary Blvd. into the architecture of the building. As a result, it was determined that this was not a viable candidate.

5427 Geary Blvd.- Alternative T-1526/033

This property located West of the subject property on the South side of Geary Blvd ½ block from the subject property. It is a mixed use retail and residential building. The Zoning is NC-3 with a 40X height/bulk classification. It is a WTS preference 5. While within the search ring and the same preference level as the subject property, it was difficult to integrate antennas close to Geary Blvd. into the architecture of the building. As a result, it was determined that this was not a viable 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 are two (2) residential locations identified within the search area.

407 17th Ave- Alternative U-1527/002

This property located East of the subject property on West side of 17th Ave at Geary Blvd, 1 block from the subject property. It is a residential building. The Zoning is RH-2 with a 40X height/bulk classification. It is a WTS preference 7. As a result, it was determined that this was not a viable candidate.

406 18th Ave- Alternative V- 1527/035

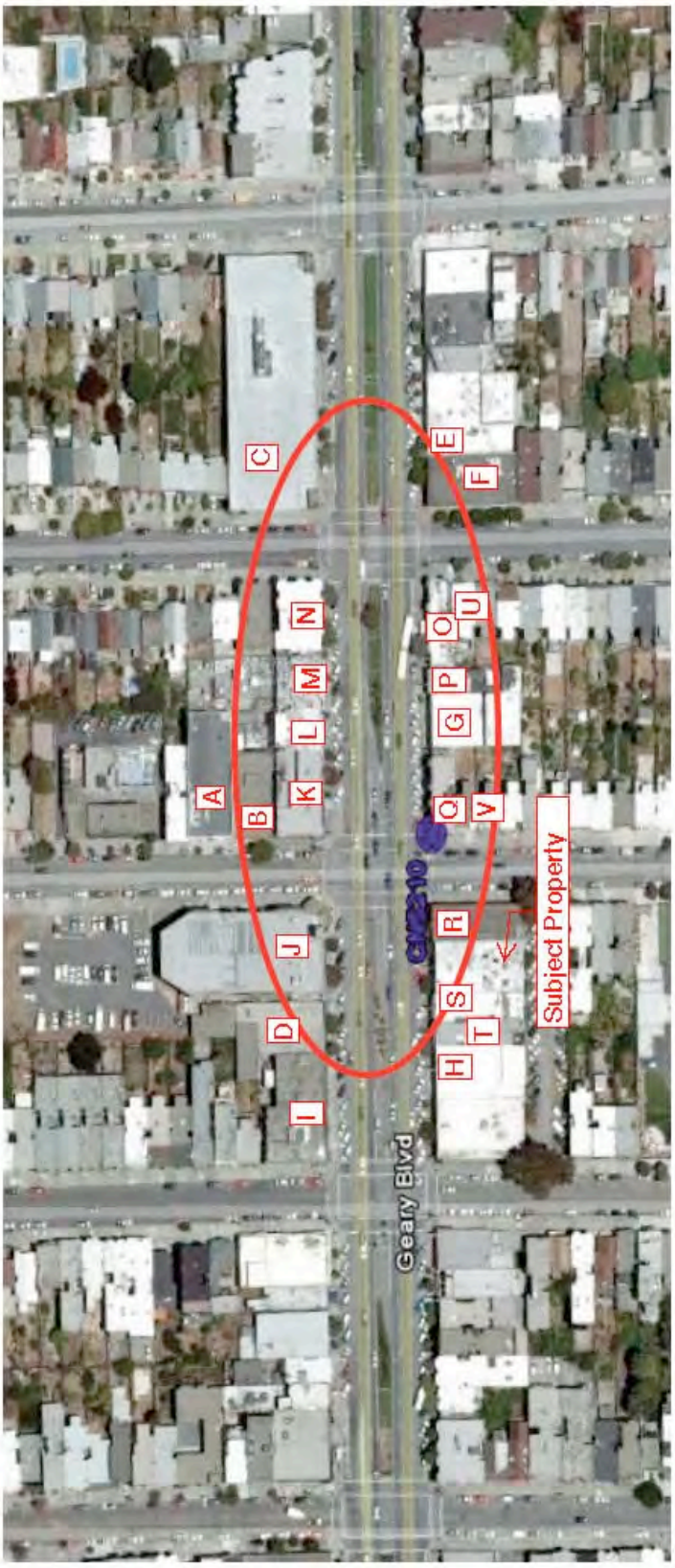
This property located East of the subject property on the East side of 18th Ave at Geary Blvd, 1/2 block from the subject property. It is a residential building. The Zoning is RH-2 with a 40X height/bulk classification. It is a WTS preference 7. As a result, it was determined that this was not a viable candidate.

Alternative Site Locations Summary

	Location	Block / Lot	Zoning District	Building Type	WTS Siting Preference
A	378 18th Ave	1449/022	NC-3	Church/Public	1
B	380 18th Ave	1449/021B	NC-3	Church/Public	1
C	5240 Geary	1448/045	NC-3	Commercial	4
D	5420 Geary	1450/019A	NC-3	Commercial	4
E	5241 Geary	1258/035	NC-3	Commercial	4
F	5255 Geary	1528/033	NC-3	Commercial	4
G	5327 Geary	1527/037	NC-3	Commercial	4
H	5435 Geary	1526/031	NC-3	Commercial	4
I	5430 Geary	1450/019B	NC-3	Mixed Use	5
J	5400 Geary	1450/008	NC-3	Mixed Use	5
K	5340 Geary	1449/021A	NC-3	Mixed Use	5
L	5332 Geary	1449/021	NC-3	Mixed Use	5
M	5320 Geary	1449/020	NC-3	Mixed Use	5
N	395 17th Ave	1449/019A	NC-3	Mixed Use	5
O	5301 Geary	1527/001	NC-3	Mixed Use	5
P	1527 Geary	1527/038	NC-3	Mixed Use	5

Q	5339 Geary	1548/025	NC-3	Mixed Use	5
R	5401 Geary	1526/001	NC-3	Mixed Use	5
S	5421 Geary	1526/034	NC-3	Mixed Use	5
T	5427 Geary	1526/033	NC-3	Mixed Use	5
U	407 17th Ave	1527/002	RH-2	Residential	7
V	406 18th Ave	1527/035	RH-2	Residential	7

Please see following page, which is a map that locates each of the alternative sites discussed above.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Subject Property
Geary Blvd

AT&T Mobility
430 Bush Street, 5th Floor
SF, CA 94108
www.att.com

June 4, 2013

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

Re: Community Presentations for proposed AT&T Mobility wireless facility at 5411 Geary Blvd; application # 3013.0440C.

Dear Mr. Masry:

On Wednesday, April 29, 2013, Evan Shepherd Reiff, representing AT&T Mobility, conducted a community presentation regarding the proposed AT&T Mobility wireless facility at 5411 Geary Blvd. The notification announced the community presentation was held at the Argonne Playground, 455 18th Ave at 6P.M. Notice of the presentation was mailed out on May 16, 2013 to 654 owners and tenants within 500 feet of the proposed installation including Richmond District neighborhood organizations. See posting photograph on page 2.

I conducted the meeting for AT&T Mobility as the project sponsor along with Bill Hammett of Hammett and Edison who was there to answer any questions regarding the EMF emissions from the proposed wireless facility as well as Tedi Vriheas of AT&T and Luis Cuadra of Berg Davis. 17 members of the community attended. Questions were raised regarding EMF, PIR testing, tenant access to antennas, site location criteria, cost of the AT&T lease, and if the micro site would be taken down after this site was activated. All questions were addressed. There were no concerns raised about the appearance of the proposed site.

A copy of the notice of community meeting and the attendance sheet are attached. Please contact me at the number if you have any questions or concerns.

I believe that this is the remaining item for our application to be complete. Please advise the soonest possible hearing date.

Sincerely,

Evan Shepherd Reiff, MRP
Ericsson representing AT&T
evan.shepherd.reiff@ericsson.com
831-345-2245 (mobile)
415-498-0755 (Office/VM)

Enc:
Notice of Neighborhood Meeting
Mailing confirmation
Affidavit of Neighborhood Meeting
Posting Photograph

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

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

I, Evan Shepherd Reiff , do hereby declare as follows:
(print name)

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

2. The meeting was conducted at Argonne Playground, 455 18th Ave. (location/address)

   on May 29th, 2013 (date) from 6:00pm – 8:00pm (time).

3. I have included the **mailing list and reduced plans** with the Conditional Use Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.

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

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

EXECUTED ON THIS DAY, June 4 , 2013 IN SAN FRANCISCO

Signature

Evan Shepherd Reiff
Name (type or print)

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

5411 Geary Blvd.
Project Address

5411 Geary Boulevard Community Meeting
May 29, 2013

Name	Address	Phone/Email
Mike Yang	5535 Geary Blvd	415-828-1373
Susan Lau	737 31st Ave.	(415) 396-3512
Janet Okamura	521 18th Ave	415 221-5136
Bonnie Bell	414 18th Ave	(415) 221 7220
M Sullivan	376 17TH OPPOSED	
Robert Blum	376 17th Ave.	
Charing Ching	5535 Geary Blvd.	415 750-1478

5411 Geary Boulevard Community Meeting
May 29, 2013

Name	Address	Phone/Email
Ted Salomon	487 15th AVE	386-3647
Judith Lipman	487 15th AVE	386-3647
YVONNE ISRAEL	458 18th Ave	7562920
JOHN M. STRAIN	487 15th Ave SF 94118	(323) 270 4970 (strain777@hotmail.com)
FARWK Soon	435-18th Ave 94121	
Jeffrie Low	435-18 Ave. 94121	

NOTICE OF NEIGHBORHOOD MEETING

To: Neighbors & Owners within 500' radius of 5411 Geary Blvd.

Meeting Information
Date: May 29th, 2013
Time: 6:00 p.m.
Where: Argonne Playground
455 18th Ave.
San Francisco, CA 94121

Site Information
Address: 5411 Geary Blvd.
Block/Lot 1526/035
Zoning: NC-3

Applicant
AT&T Mobility

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

AT&T Mobility is proposing a wireless communication facility at 5411 Geary Blvd. needed by AT&T Mobility as part of its San Francisco wireless network. The proposed AT&T Mobility site is an unmanned facility consisting of the installation of nine (9) panel antennas placed inside the existing rooftop architectural feature and will not be visible to the public. The equipment will be located on the roof behind the existing parapet and will not be visible to the public. Plans and photo simulations will be available for your review at the meeting. You are invited to attend a community informational meeting at located at Argonne Playground, 455 18th Ave. on May 29th, 2013 at 6:00 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 Omar Masry at (415) 575-9116 with the City of San Francisco Planning Department if you have any questions regarding the planning process.

NOTE: If you require an interpreter to be present at the meeting, please contact our office at (415) 646-0972 at your earliest convenience and we will make every effort to provide you with an interpreter.

社區會議通知

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： Geary 街 5411 號(5411 Geary Blvd) 周圍五百英尺內的居民組織、居民和業主

會議資訊
日期： 2013 年 5 月 29 日
時間： 下午 6:00
地點： Argonne Playground
455 18th Ave.
San Francisco, CA 94121

設施地點資訊
地址： Geary 街 5411 號(5411 Geary Blvd)
街區／地塊：1526/035
分區：NC-3

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 **Geary 街 5411 號(5411 Geary Blvd)** 安裝一座無線通訊設施，作爲 AT&T Mobility 公司在三藩市無線網路的一部分。計畫中的 AT&T Mobility 站爲無人操作設施，需要安裝九(9) 根平板天線。這些天線和相關設備將被安裝在現有建築特徵的屋頂，不會被公眾看見。設備也將安放在現有矮牆後面的屋頂，也不會被公眾看見。我們在會上將提供計畫書和類比圖片供您參考。我們誠邀您參加於 2013 年 5 越 29 日下午 6 點在 Argonne Playground, 455 18th Ave 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。如果您對規劃流程有何疑問，請聯絡三藩市規劃局的 Omar Masry，電話是(415) 575-9116。

注意：如果您需要一名翻譯陪同您出席會議，請儘早致電 (415) 646-0972 與本辦公室聯繫，我們將盡力爲您配備一名翻譯。

NOTIFICACIÓN DE REUNIÓN DE VECINDARIO

Para: Vecinos y propietarios dentro de un radio de 500' de 5411 Geary Blvd.

Información de la reunión
Fecha: 29 de mayo de 2013
Hora: 6:00 p.m.
Dónde: Área de juegos Argonne
455 18th Ave.
San Francisco, CA 94121

Información del lugar
Dirección: 5411 Geary Blvd.
Cuadra/Lote 1526/035
Zonificación: NC-3

Solicitante
AT&T Mobility

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

AT&T Mobility propone instalar una instalación de comunicaciones inalámbricas en 5411 Geary Blvd. 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 colocadas dentro de la instalación existente en el techo y no estarán visibles para el público. El equipo estará ubicado en el techo detrás del parapeto existente 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 en el Área de juegos Argonne en 455 18th Ave, el 29 de mayo de 2013 a las 6:00 p.m. para obtener 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 Omar Masry del Departamento de Planificación de la Ciudad de San Francisco al (415) 575-9116 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 lo antes que pueda, y haremos todo lo posible para proporcionarle un intérprete.

HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
BROADCAST & WIRELESS

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

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

BY E-MAIL JONAS.IONIN@SFGOV.ORG

March 14, 2013

Mr. Jonas Ionin
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, California 94103

Dear Jonas:

Our firm was selected to conduct the review required by the City of San Francisco of the coverage maps submitted by AT&T Mobility as part of its application package for its base station proposed to be located at 5411 Geary Boulevard (Site No. CN5718). This is to fulfill the submittal requirements for Planning Department review.

Executive Summary

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

AT&T proposes to install nine Andrew directional panel antennas – three Model TBXLHB-6565A-R2M and six Model DBXNH-6565A-R2M – within the existing penthouse above the roof of the single-story commercial building located at 5411 Geary Boulevard. The antennas would be mounted with up to 2° downtilt at an effective height of about 36 feet above ground, 13½ feet above the roof, and would be oriented in identical groups of three toward 0°T, 120°T, and 240°T, to provide service in all directions. The maximum effective radiated power proposed by AT&T in any direction is 6,320 watts, representing simultaneous operation at 4,540 watts for PCS, 1,000 watts for cellular, and 780 watts for 700 MHz service.

AT&T provided for review two pairs coverage maps, dated February 18, 2013 (as updated), showing AT&T's cellular UMTS (850 MHz) and 4G LTE (700 MHz) coverage in the area before and after the site is operational. Both the before and after UMTS maps show three levels of coverage, which AT&T colors and defines as follows:

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

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

e-mail: **bhammett@h-e.com** **N3N5**
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 the maps. The thresholds that AT&T uses to determine acceptable coverage are in line with industry standards, similar to the thresholds used by other wireless service providers.

As a second step, we conducted our own drive test to measure the actual AT&T UMTS and 4G LTE signal strength in the vicinity of the proposed site. Our fieldwork was conducted on March 5, 2013, between 5:30 PM and 7:30 PM, during the peak time (4:30 PM to 10:30 PM) for data and voice traffic shown in the 24-hour traffic profile provided by AT&T for this area.

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

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

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

Sincerely yours,

William F. Hammett, P.E.

tm

cc: Mr. Evan Shepherd Reiff - BY E-MAIL ESREIFF@GMAIL.COM

at&t

GEARY WALGREENS
5411 GEARY BLVD
SAN FRANCISCO, CA 94121
CN5718

PROJECT DESCRIPTION

A (P) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF ADDING (7) (P) PURCELL CABINETS PLACED WITHIN A (P) AT&T 26'-8"X4'-0" ROOF TOP LEASE AREA. ALSO ADDING (9) (P) AT&T ANTENNAS INSIDE (E) PENTHOUSE BEHIND (P) FRP PANELS PAINT TO MATCH (E) PENTHOUSE & (24) (P) RRU'S. (E) ROOFTOP STRUCTURE TO BE RECONSTRUCTED W/ NO CHANGE TO DIMENSIONS, BULK, OR MASS & TO MATCH (E) STRUCTURE IN COLOR & TEXTURE, INCLUDING THE ROOF.

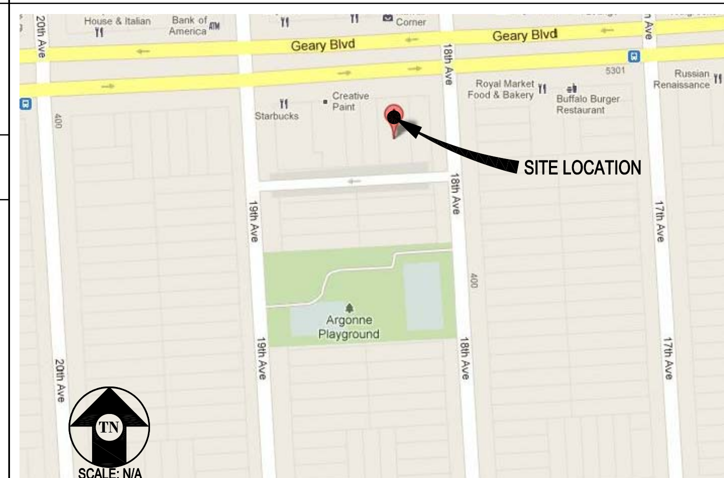
PROJECT INFORMATION

SITE NAME:	GEARY WALGREENS
COUNTY:	SAN FRANCISCO
BLOCK/LOT:	1526-035
SITE ADDRESS:	5411 GEARY BLVD SAN FRANCISCO, CA 94121
CURRENT ZONING:	NC-3
CONSTRUCTION TYPE:	IV
OCCUPANCY TYPE:	U
HEIGHT / BULK:	40-X
PROPERTY OWNER:	SAN FRANCISCO LAND & TITLE CO 2120 MARKET ST #100 SAN FRANCISCO, CA 94114
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:	N 37° 46' 48.89" NAD 83
LONGITUDE:	W 122° 28' 39.44" NAD 83
AMSL:	± 150'

SITE #:	CN5718
JURISDICTION:	CITY OF SAN FRANCISCO
POWER:	PG&E
TELEPHONE:	AT&T

CONDITIONAL USE AUTHORIZATION 2013.0440C

VICINITY MAP



DRIVING DIRECTIONS

FROM: 430 BUSH STREET, 5TH FLOOR, SAN FRANCISCO, CA 94108
TO: 5411 GEARY BLVD, SAN FRANCISCO, CA 94121

1.	HEAD EAST ON BUSH ST TOWARD CLAUDE LN.	0.1 MI
2.	TURN RIGHT AT MONTGOMERY ST.	0.2 MI
3.	TURN RIGHT AT MARKET ST.	377 FT
4.	SLIGHT RIGHT AT KEARNY ST.	157 FT
5.	CONTINUE ONTO GEARY ST.	4.1 MI
6.	MAKE A U-TURN AT 19TH AVE.	259 FT

END AT: 5411 GEARY BLVD, SAN FRANCISCO, CA 94121

ESTIMATED TIME: 17 MINUTES ESTIMATED DISTANCE: 4.6 MILES

CODE COMPLIANCE

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

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

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

HANDICAP REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, TITLE 24 PART 2, SECTION 1105B.3.4.2, EXCEPTION 1

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE	–
C-1	TOPOGRAPHIC SURVEY	–
A-1	SITE PLAN	–
A-2	EQUIPMENT PLAN & DETAILS	–
A-3	ANTENNA PLAN & DETAILS	–
A-4	ELEVATIONS	–
A-5	ELEVATIONS	–

APPROVAL

RF
LEASING
ZONING
CONSTRUCTION
AT&T
ERICSSON

GEARY WALGREENS

CN5718
5411 GEARY BLVD
SAN FRANCISCO, CA 94121

ISSUE STATUS

△	DATE	DESCRIPTION	BY
	08/24/10	ZD 90%	–
	09/21/10	ZD 100%	J.S.
	11/03/10	CLIENT REV	C.C.
	08/03/12	CLIENT REV	C.M.
	09/06/12	ZD 100%	C.M.
	06/24/13	CLINET REV	C.C.

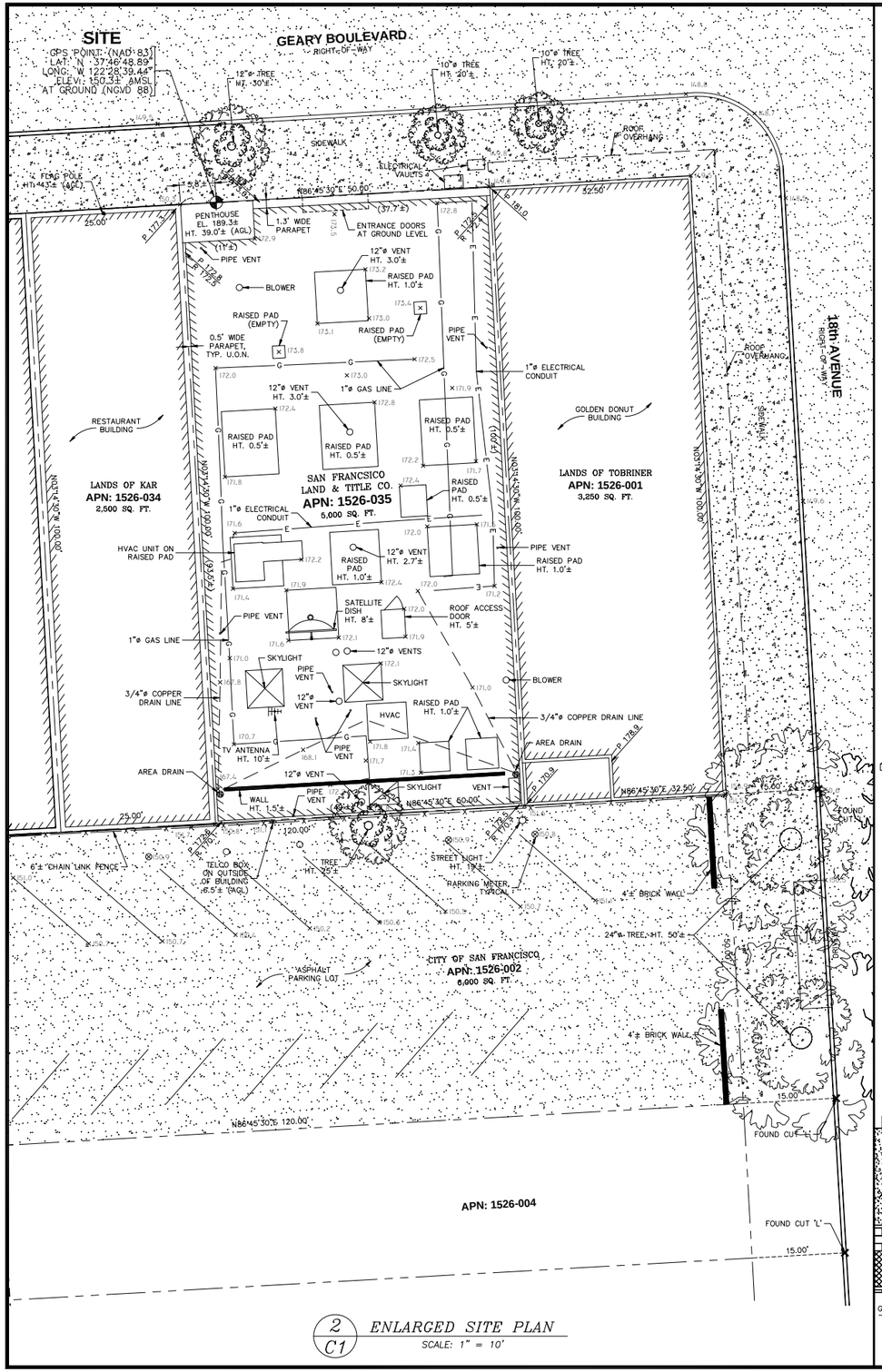
DRAWN BY:	J. SMITH
CHECKED BY:	C. MATHESEN
APPROVED BY:	C. MATHESEN
DATE:	06/24/13

Streamline Engineering and Design, Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: [illegible] Phone: [illegible]
E-Mail: [illegible]@streamlineeng.com Fax: [illegible]

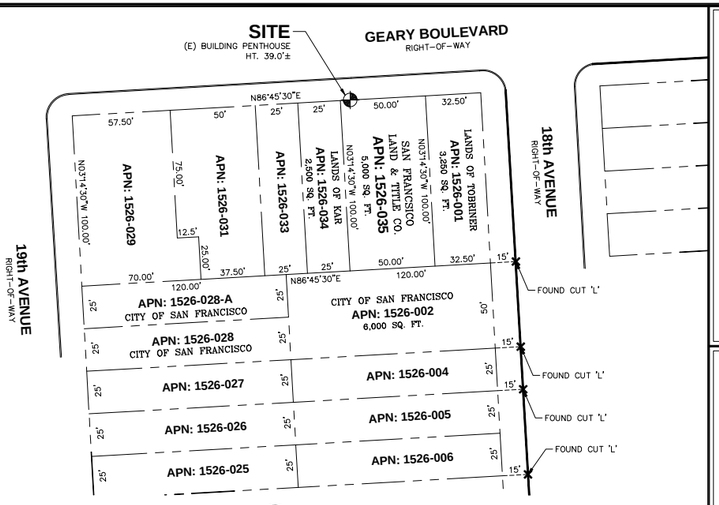
at&t
430 BUSH ST, 5TH FLOOR
SAN FRANCISCO, CA 94108

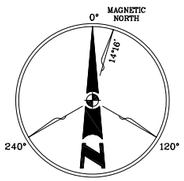
SHEET TITLE:
TITLE

SHEET NUMBER:
T-1



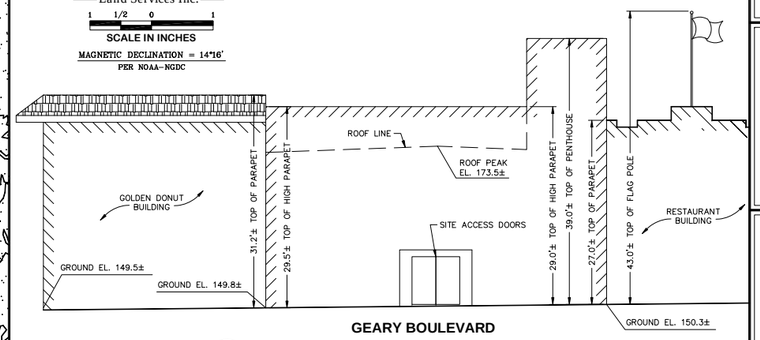
1 C1 SITE PLAN
SCALE: 1" = 40'



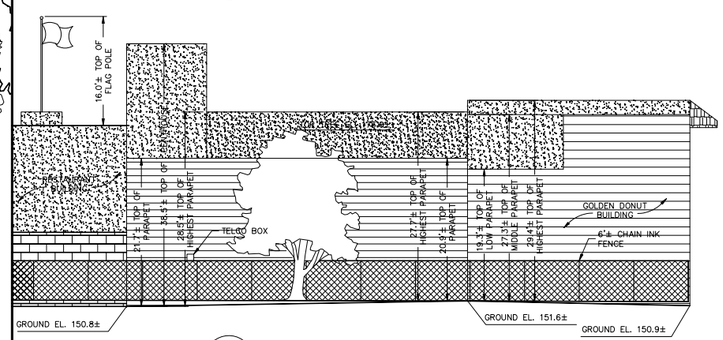


QUIET RIVER
Land Services Inc.
1 1/2 0 1
SCALE IN INCHES
MAGNETIC DECLINATION = 14°16'
PER NOAA-NGDC

SUFFICIENT SURVEY EVIDENCE WAS NOT RECOVERED TO ESTABLISH THE POSITION OF THE BOUNDARY LINES SHOWN HEREON. THE BOUNDARY REPRESENTED ON THIS MAP IS BASED ON COMPILED RECORD DATA AND BEST FIT ONTO EXISTING IMPROVEMENTS. IT IS POSSIBLE FOR THE LOCATION OF THE SUBJECT PROPERTY TO SHIFT FROM THE PLACEMENT SHOWN HEREON WITH ADDITIONAL FIELD WORK AND RESEARCH. THEREFORE, ANY SPATIAL REFERENCE MADE OR SHOWN BETWEEN THE RELATIONSHIP OF THE BOUNDARY LINES AND EXISTING GROUND FEATURES, EASEMENTS OR LEASE AREA SHOWN HEREON IS INTENDED TO BE APPROXIMATE AND IS SUBJECT TO VERIFICATION BY RESOLVING THE POSITION OF THE BOUNDARY LINES.



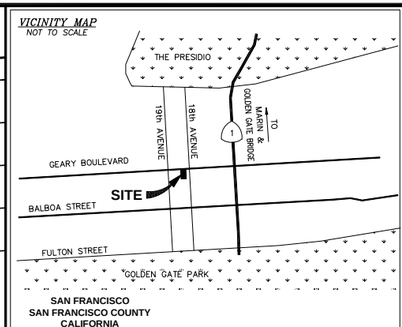
3 C1 NORTH BUILDING ELEVATION
SCALE: 1" = 10'



4 C1 SOUTH BUILDING ELEVATION
SCALE: 1" = 10'

2 C1 ENLARGED SITE PLAN
SCALE: 1" = 10'

VICINITY MAP
NOT TO SCALE



SAN FRANCISCO
SAN FRANCISCO COUNTY
CALIFORNIA

PROPERTY INFORMATION

Owner: SAN FRANCISCO LAND & TITLE CO.
Address: 2120 MARKET STREET #100
SAN FRANCISCO, CA 94114
Site: GEARY WALGREENS
Address: 5411 GEARY BOULEVARD
SAN FRANCISCO, CA 94121
Assessor's Parcel Number: 1526-035
Height of Building/Tower: 39.0'± (AGL) TO TOP OF PENTHOUSE

Title Report:
NO TITLE REPORT FURNISHED. EXCEPTIONS TO THE TITLE AND RESERVATIONS THEREFROM COULD NOT BE DETERMINED. BOUNDARY INFORMATION SHOWN IS COMPILED FROM AVAILABLE RECORD DATA.

Legal Description:
PROPERTY SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

FEMA FLOOD ZONE DESIGNATION *National Flood Insurance Program*

San Francisco does not participate in the FEMA program.

SURVEY DATA

NAD 83 Datum:
Lat: N 37°46'48.89" Long: W 122°28'39.44"
Datum Base: NAD 83 Equipment Used: Topcon Hiperlite Receiver (See Note 2)
Site Ground Elevation: 150.3± (NGVD 88) AT NORTHEAST BLDG. CORNER
Basis of Elevations:
GLOBAL POSITIONING SYSTEM (GPS)
(SEE NOTE 2)
Basis of Bearings:
ASSUMED BEARINGS.
Date of Field Survey: 08/05/10

NOTES

1.) This is not a boundary survey. This is a specialized topographic map with property lines and easements being a graphic depiction of various information gathered from preliminary title reports, back-up documents of record, maps and available monuments found during the field survey. No property monuments were set. No title research was performed by Quiet River Land Services, Inc.

2.) The latitude, longitude and elevation shown hereon were derived from post-processed L-1/L-2 data collected using Navstar Global Positioning System (GPS) and a Topcon Hiperlite Receiver. Topcon specifications report decimeter level accuracy (horizontally) when data is properly collected and processed. (Elevation = ±3.0 feet.)

3.) Unless otherwise noted, no underground utility locating service company was contacted prior to this map being prepared; therefore, there may be non-visible or obscure utilities existing on the property not shown on this map – so CALL BEFORE YOU DIG.

4.) Any electronic digital media provided by Quiet River Land Services, Inc. to our client is a courtesy and is not to be reproduced, distributed, sold, altered, revised, edited or amended without the express written consent of an Officer of Quiet River Land Services, Inc. Further, only the final stamped, signed and dated original "hard copy" version of our survey or map is considered to be our legally recognized product.

SURVEYOR'S STATEMENT

I, the undersigned, a Registered Professional Land Surveyor licensed under the laws of the State of California do hereby state that the information, measurements, easements, record boundary lines, bearings and distances as shown hereon are based upon a field survey as dated above and upon items of public record and data contained in a title report, as referenced. Furthermore, the Latitude and Longitude coordinates are reported in NAD 83 Datum and are accurate to within ±15 feet horizontally, and the ground elevation, reported in NGVD 1929 Datum, is within ±3 feet vertically. The coordinate values and elevations are within the 1-A Accuracy Code designation as listed in the A.S.A.C. Information Sheet 91:003 and are accurate to the best of my knowledge and belief.

SIGNATURE DATE

LEGEND

APN:	ASSESSOR'S PARCEL NUMBER		ASPHALT
CP	CONTROL POINT		CONCRETE
EL.	ELEVATION		CONTROL POINT
FH	FIRE HYDRANT		FOUND MONUMENT
FND.	FOUND		GPS POINT
HT.	HEIGHT	P 15.3 / R 12.3	PARAPET/ROOF ELEVATIONS
MON.	MONUMENT	× 12.3	SPOT ELEVATION
(M-M)	MONUMENT TO MONUMENT		TEMPORARY BENCHMARK
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCEMENT		
PP	POWER POLE		
(TYP.)	TYPICAL		

DATE:	08/10/10
DRAWN BY:	MAS
FILE NO.:	STML1002

REVISIONS

DATE	DESCRIPTION	INITIAL
08/10/10	90% ISSUE	MAS

at&t
AT&T MOBILITY
430 Bush St, 5th Floor
San Francisco, CA 94108

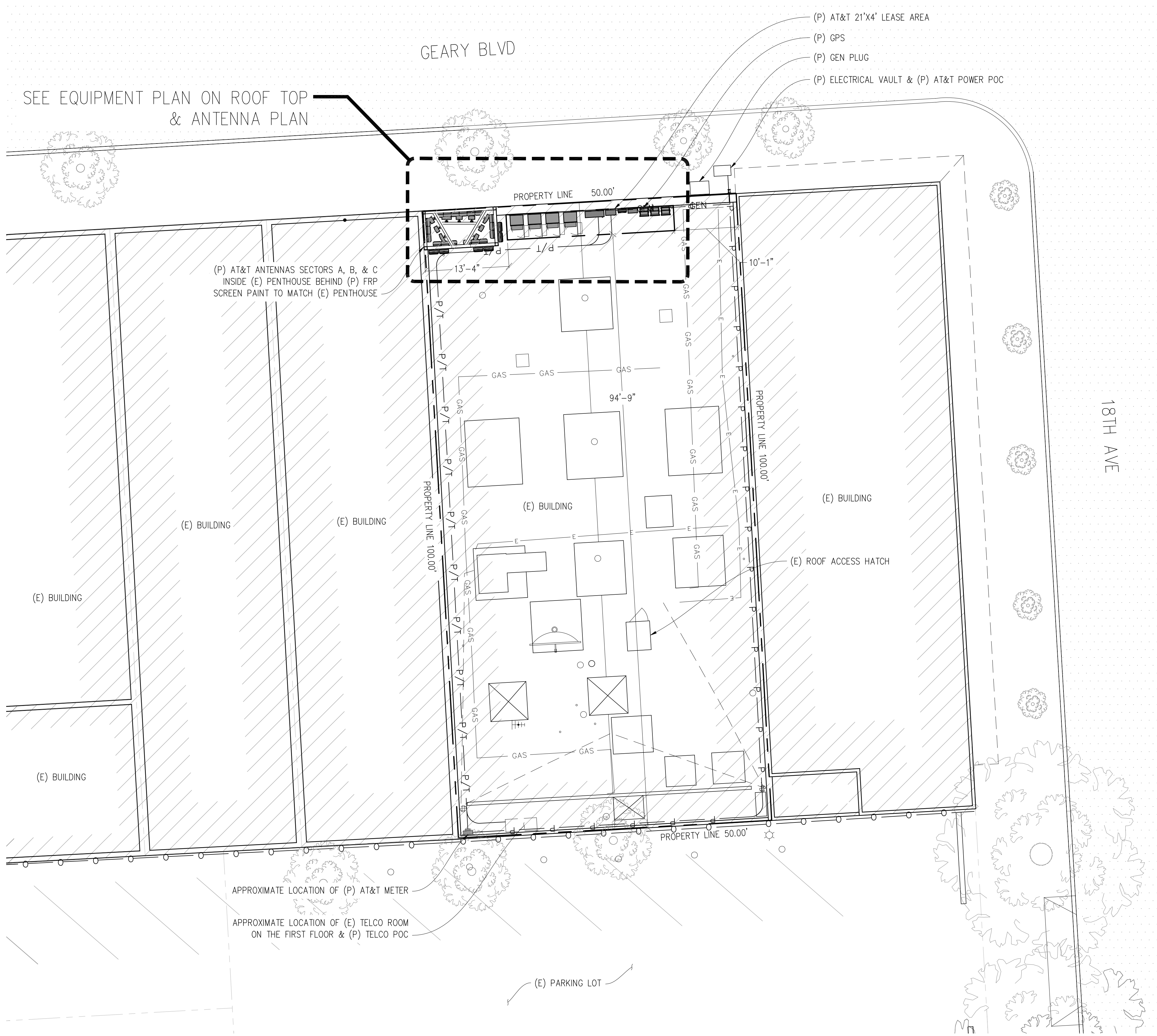
QUIET RIVER
Land Services Inc.
5673 West Las Positas Boulevard, Suite 215
Pleasanton, California 94588
(925) 734-6788 Phone
(925) 734-6732 Fax

EXISTING SITE CONDITIONS

CN5718
GEARY WALGREENS

5411 GEARY BOULEVARD
SAN FRANCISCO, CA

C1
OF 1 SHEET



SITE PLAN

⅛"=1'-0"

0 2' 4' 8' 12' 20' 28' 50'

NOTE:
(E) ROOFTOP STRUCTURE TO BE RECONSTRUCTED W/ NO CHANGE TO DIMENSIONS, BULK, OR MASS & TO MATCH (E) STRUCTURE IN COLOR & TEXTURE, INCLUDING THE ROOF.

GEARY WALGREENS

CN5718
5411 GEARY BLVD
SAN FRANCISCO, CA 94121

ISSUE STATUS

△	DATE	DESCRIPTION	BY
	08/24/10	ZD 90%	–
	09/21/10	ZD 100%	J.S.
	11/03/10	CLIENT REV	C.C.
	08/03/12	CLIENT REV	C.M.
	09/06/12	ZD 100%	C.M.
	06/24/13	CLINET REV	C.C.

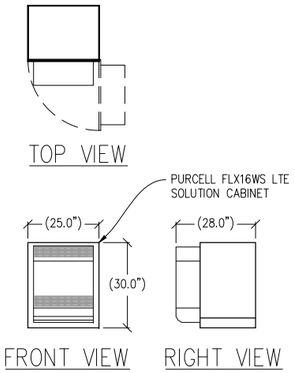
DRAWN BY: J. SMITH
CHECKED BY: C. MATHESEN
APPROVED BY: C. MATHESEN
DATE: 06/24/13

Streamline Engineering and Design, Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746

at&t
430 BUSH ST, 5TH FLOOR
SAN FRANCISCO, CA 94108

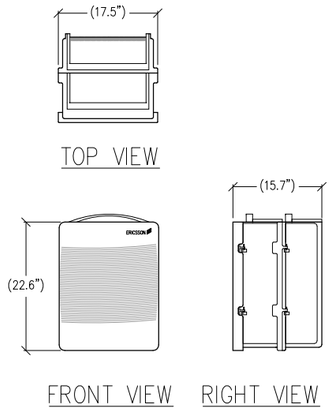
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1



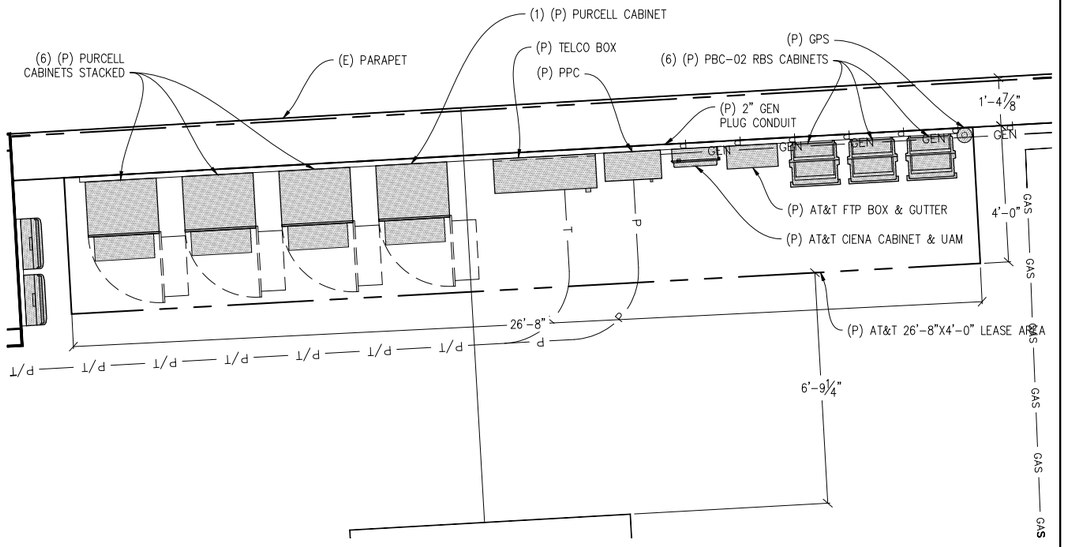
1 PURCELL DETAIL

½"=1'-0"



2 PBC-02 & BATTERY UNIT DETAIL

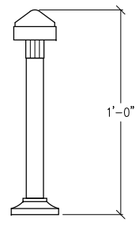
1"=1'-0" WEIGHT = 143.3LBS



EQUIPMENT PLAN

½"=1'-0"

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



3 GPS DETAIL

3"=1'-0"

GEARY WALGREENS

CN5718

5411 GEARY BLVD
SAN FRANCISCO, CA 94121

ISSUE STATUS

△	DATE	DESCRIPTION	BY
	08/24/10	ZD 90%	–
	09/21/10	ZD 100%	J.S.
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	08/03/12	CLIENT REV	C.M.
	09/06/12	ZD 100%	C.M.
	06/24/13	CLINET REV	C.C.

DRAWN BY:	J. SMITH
CHECKED BY:	C. MATHESEN
APPROVED BY:	C. MATHESEN
DATE:	06/24/13

Streamline Engineering and Design, Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kanyi Isoegbey (Phone: 916-276-4330
E-Mail: kanyi@streamlineeng.com Fax: 916-660-1941

at&t

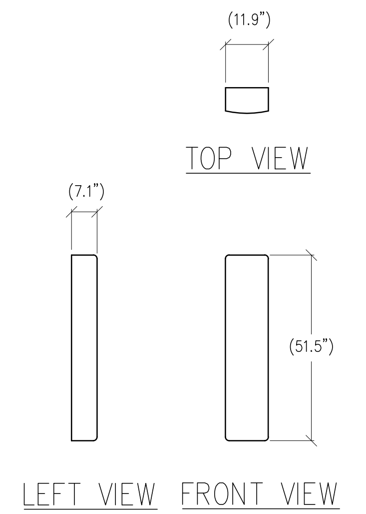
430 BUSH ST, 5TH FLOOR
SAN FRANCISCO, CA 94108

SHEET TITLE:

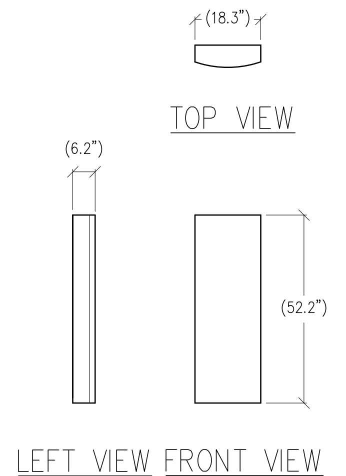
EQUIPMENT PLAN & DETAILS

SHEET NUMBER:

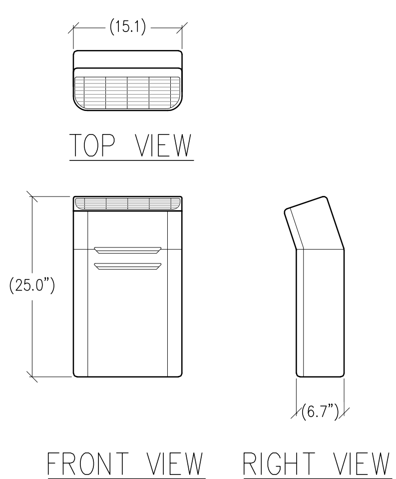
A-2



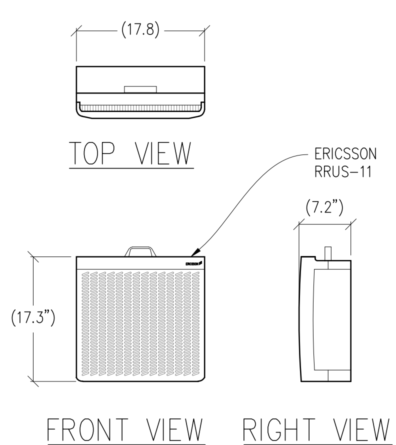
1 ANTENNA DETAIL
½"=1'-0"



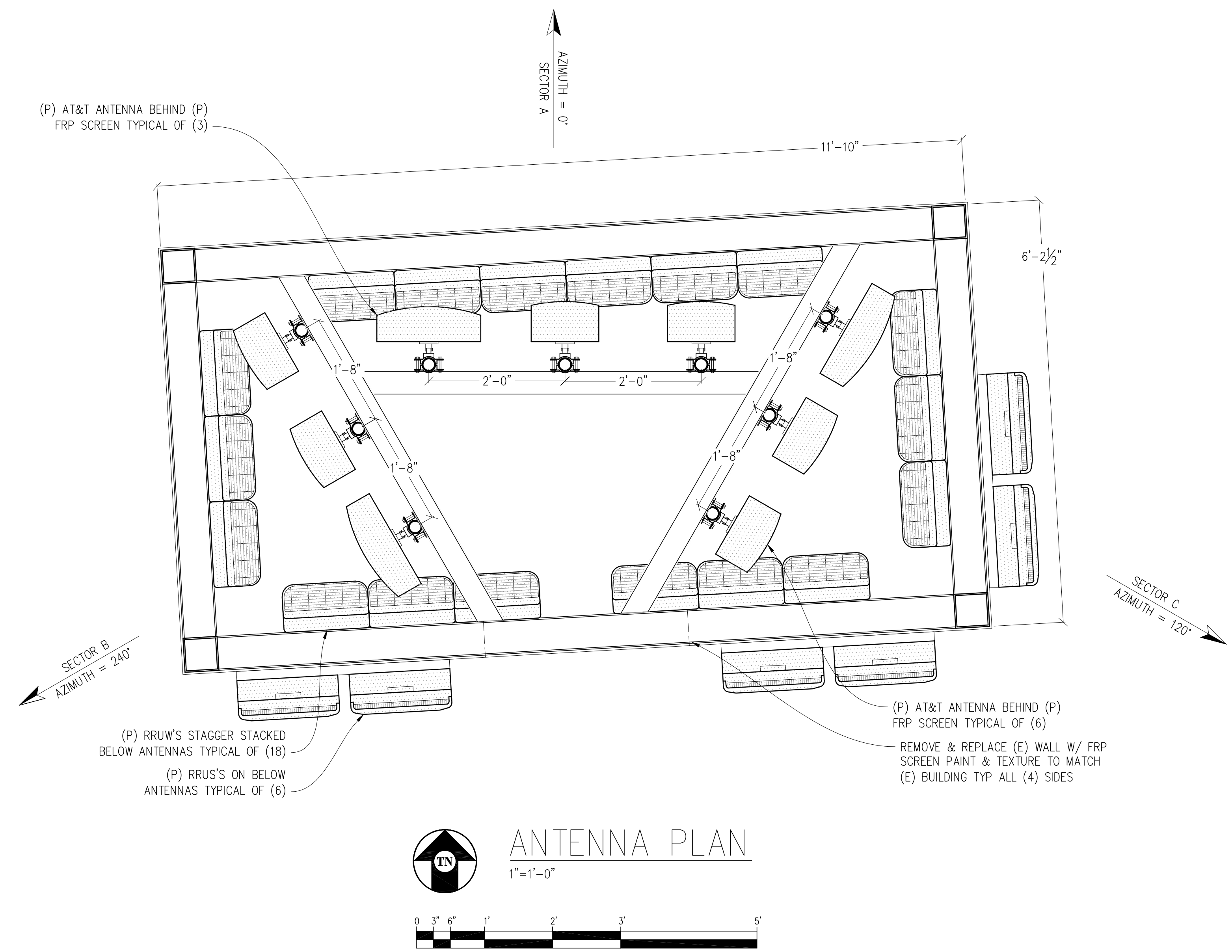
2 ANTENNA DETAIL
½"=1'-0"



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



4 RRUS-11 DETAIL
1"=1'-0" WEIGHT = 50LBS



ANTENNA PLAN
1"=1'-0"

NOTE:
(E) ROOFTOP STRUCTURE TO BE RECONSTRUCTED W/ NO CHANGE TO DIMENSIONS, BULK, OR MASS & TO MATCH (E) STRUCTURE IN COLOR & TEXTURE, INCLUDING THE ROOF.

GEARY WALGREENS

CN5718
5411 GEARY BLVD
SAN FRANCISCO, CA 94121

ISSUE STATUS

△	DATE	DESCRIPTION	BY
	08/24/10	ZD 90%	–
	09/21/10	ZD 100%	J.S.
	11/03/10	CLIENT REV	C.C.
	08/03/12	CLIENT REV	C.M.
	09/06/12	ZD 100%	C.M.
	06/24/13	CLINET REV	C.C.

DRAWN BY:	J. SMITH
CHECKED BY:	C. MATHESEN
APPROVED BY:	C. MATHESEN
DATE:	06/24/13

Streamline Engineering and Design, Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746

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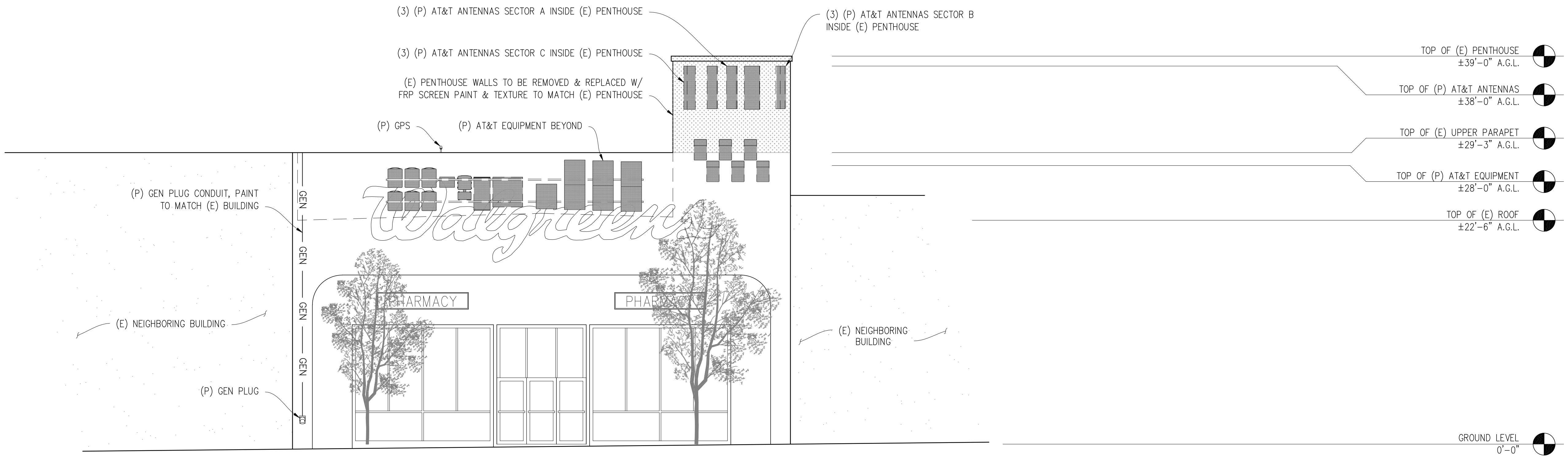
430 BUSH ST, 5TH FLOOR
SAN FRANCISCO, CA 94108

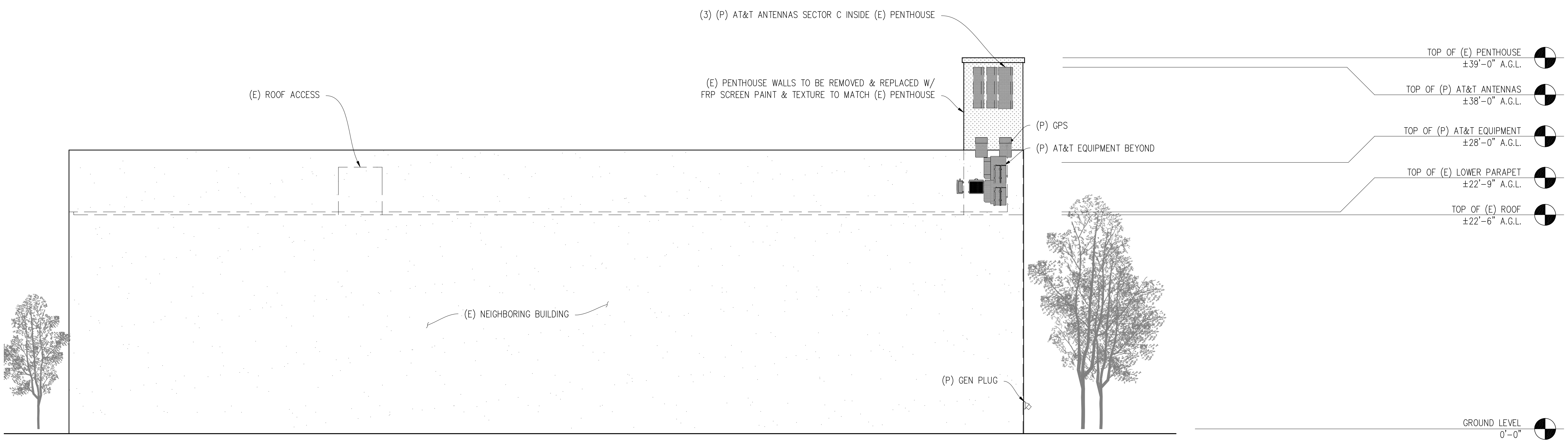
SHEET TITLE:
ANTENNA PLAN & DETAILS
SHEET NUMBER:
A-3



NORTH ELEVATION

3/16"=1'-0"

VIEW FROM GEARY BLVD



EAST ELEVATION

3/16"=1'-0"

VIEW FROM 18TH AVE

NOTE:
(E) ROOFTOP STRUCTURE TO BE RECONSTRUCTED W/ NO CHANGE TO DIMENSIONS, BULK, OR MASS & TO MATCH (E) STRUCTURE IN COLOR & TEXTURE, INCLUDING THE ROOF.

GEARY WALGREENS

CN5718
5411 GEARY BLVD
SAN FRANCISCO, CA 94121

ISSUE STATUS

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	08/24/10	ZD 90%	–
	09/21/10	ZD 100%	J.S.
	11/03/10	CLIENT REV	C.C.
	08/03/12	CLIENT REV	C.M.
	09/06/12	ZD 100%	C.M.
	06/24/13	CLINET REV	C.C.

DRAWN BY: J. SMITH
CHECKED BY: C. MATHESEN
APPROVED BY: C. MATHESEN
DATE: 06/24/13

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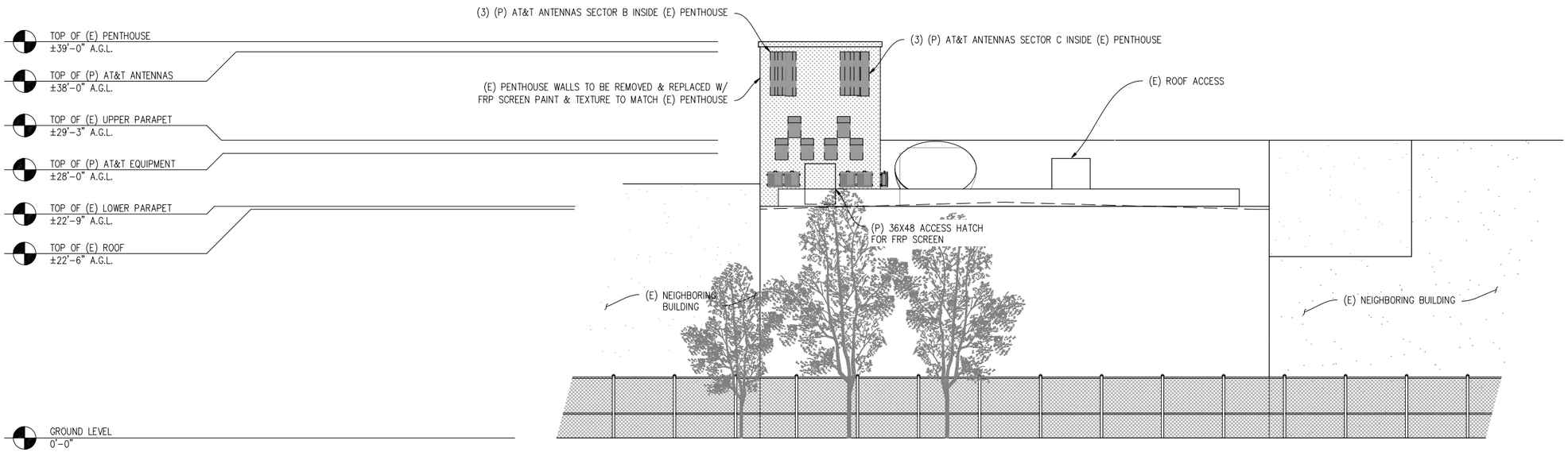
SAN FRANCISCO, CA 94108

SHEET TITLE:
ELEVATIONS

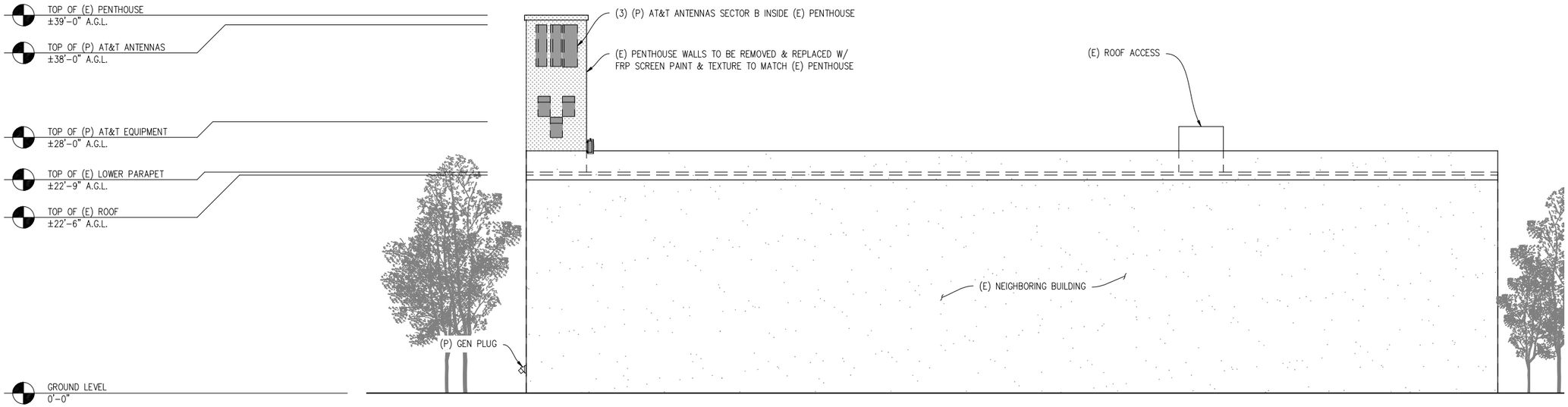
SHEET NUMBER:
A-4



SOUTH ELEVATION

3/16"=1'-0"

VIEW FROM ANZA ST



WEST ELEVATION

3/16"=1'-0"

VIEW FROM 19TH AVE

NOTE:
(E) ROOFTOP STRUCTURE TO BE RECONSTRUCTED W/ NO CHANGE TO DIMENSIONS, BULK, OR MASS & TO MATCH (E) STRUCTURE IN COLOR & TEXTURE, INCLUDING THE ROOF.

GEARY WALGREENS

CN5718
5411 GEARY BLVD
SAN FRANCISCO, CA 94121

ISSUE STATUS

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	08/24/10	ZD 90%	–
	09/21/10	ZD 100%	J.S.
	11/03/10	CLIENT REV	C.C.
	08/03/12	CLIENT REV	C.M.
	09/06/12	ZD 100%	C.M.
	06/24/13	CLINET REV	C.C.

DRAWN BY:	J. SMITH
CHECKED BY:	C. MATHESEN
APPROVED BY:	C. MATHESEN
DATE:	06/24/13

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E-Mail: karyn@streamlineeng.com Fax: 916-660-1941

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SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-5