SAN FRANCISCO
PLANNING DEPARTMENT

Executive Summary
Conditional Use Authorization
HEARING DATE: MAY 22, 2014

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date:	May 15, 2014
Case No.:	**2014.0129C**
Project Address:	**1800 Union Street**
Current Zoning:	Union Street Neighborhood Commercial 40-X Height and Bulk District
Block/Lots:	**0530/039-043**
Project Sponsor:	AT&T Mobility represented by Talin Aghazarian, Ericsson, Inc. 530 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 allow the development of an AT&T Mobility macro wireless telecommunication services ("WTS") facility, consisting of six (6) rooftop-mounted partially-screened panel antennas and electronic equipment necessary to run the facility on the roof of an existing three-story mixed-use building. Based on the zoning and land use, the WTS facility is proposed on a Location Preference 6 Site (Limited Preference, Individual Neighborhood Commercial District) according to the WTS Facilities Siting Guidelines.

The six (6) antennas would be placed in two separate locations (sectors) on the rooftop. The first sector (Sector A) would consist of two (2) antennas placed within a faux chimney box, featuring two individual faux vent pipes mounted near the northeast corner of the roof. The antennas would rise approximately eight feet above the 37-foot tall roof and be setback approximately two feet from the north facing roof edge and approximately six feet from the east facing roof edge along Octavia Street.

The remaining sector (Sector B) would consist of four (4) antennas mounted above an existing stairwell penthouse located at a position centered along the roof (from the north-south perspective along Octavia Street) and located next to the western edge of the roof. An approximately 30-inch tall screen box would be placed above the penthouse, simulating a vertical expansion of the penthouse, with all four (4) antennas anchored within the box. The antennas would rise approximately six feet above the existing penthouse roof, and approximately 14 feet above the building roof. The screen box would serve to screen the anchoring mounts, conduit and cabling from view, and would be painted and textured to simulate the existing stairwell penthouse walls.

The proposed antennas would measure approximately 55" high, by 12" wide, by 7" thick. The majority of the electronic equipment necessary to run the facility would be located within a basement room utilized for an existing AT&T Mobility micro WTS facility.

A portion of the electronic equipment would be located on the roof, composed of cable trays connecting the conduit used to power the antennas, clusters of radio relay units (RRUs) used to provide higher data speeds, and other smaller electronic equipment. The low profile of the cable trays and RRUs, and the height of adjacent parapets would ensure the equipment would be minimally visible from adjacent public rights-of-way.

SITE DESCRIPTION AND PRESENT USE

The Project Site is located on Assessor's Block 0530, Lots 039-043 at the northwest corner of Union and Octavia Streets. The subject building is a 37-foot tall, three-story mixed-use building featuring two floors of residential dwellings above resident-serving areas and parking, accessed from Octavia Street, and a ground floor commercial area, accessed from Union Street.

The Project Site features an existing T-Mobile micro WTS facility consisting of a single panel antenna attached to the south face of the stairwell penthouse. The Project Site also features an existing micro AT&T Mobility WTS facility consisting of two omni "whip" antennas attached to the façade of the building and equipment on the roof. In the event the macro facility is approved and constructed, the carrier would remove the micro facility (Condition 3, Exhibit A, Conditions of Approval) .

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site lies within the Union Street Neighborhood Commercial District (NCD), which is a focal street of the Cow Hollow area within the Marina neighborhood. The Project Site is surrounded by mixed-use (one or two floors of residential units above ground floor commercial space) buildings on all sides, with the exception of three-story residential buildings (Zoned: RH-2, Residential-House, Two Family) to the north.

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	May 2, 2014	April 28, 2014	24 days
Posted Notice	20 days	May 2, 2014	May 1, 2014	21 days
Mailed Notice	10 days	May 12, 2014	May 2, 2014	20 days

PUBLIC COMMENT

As of May 15, 2014, the Department has received approximately 37 e-mails, letters, and calls from residents and neighborhood groups in opposition to the Project based on concerns related to: health concerns due to radio-frequency (RF) emissions, concerns regarding compatibility of the proposed facility within a residential neighborhood, the effect the facility would have on the historic character of the Subject building, the potential for alternative sites, the overall size of the facility, the effects the proposed facility may have on public and private views, the lack of usable open space for residents, compliance with building height rules, the accuracy of the applicant's photo simulations, the limited preference siting classification of the building due to being located in the Union Street NCD (given the smaller portion of the building used for commercial activity), concerns over the need for a macro AT&T Mobility wireless facility in the area given the proximity of other macro AT&T Mobility sites (3110 Octavia Street, 2001 Union Street, and 2775 Van Ness Avenue), and the effects the proposed antennas and penthouse extension may have on private views from adjacent residential dwellings.

In addition, the Project Sponsor held a community meeting at the Moscone Recreation Center, at 1800 Chestnut Street, to discuss the Project at 6:00 p.m. on April 1, 2014. Sixteen (16) community members attended the meeting. Concerns included the Planning review process, aesthetic effects, health concerns related to RF emissions, propagation (coverage) areas of the proposed facility, maintenance schedules, the location of other wireless facilities at the Subject building, the effects of weather exposure on equipment, and noise generated by the equipment.

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. The RF emissions associated with this Project have been determined to comply with limits established by the Federal Communications Commission (FCC).
- An updated Five Year Plan with approximate longitudinal and latitudinal coordinates of proposed locations, including the Project Site is on file with the Planning Department.
- All required public notifications were conducted in compliance with the Planning Code and policies.

REQUIRED COMMISSION ACTION

Pursuant to Sections 722.83 and 303 of the Planning Code, Conditional Use Authorization is required for a macro WTS facility (classified as a "Public Use") in the Union Street Neighborhood Commercial District.

BASIS FOR RECOMMENDATION

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

- The Project complies with the applicable requirements of the Planning Code.
- The Project is consistent with the Objectives and Policies of the General Plan.

- The Project is consistent with the 1996 WTS Facilities Siting Guidelines, Planning Commission Resolution No. 14182, 16539, and 18523 supplementing the 1996 WTS Guidelines.
- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections.
- The expected RF emissions fall well within the limits established by the FCC.
- Although the Project Site is considered a Location Preference 6, (Limited Preference) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, the Project Site has been determined to be the most viable site to serve the geographic service area through an alternative site analysis.
- Based on propagation maps provided by AT&T Mobility, the Project would provide enhanced 700 - 2170 Megahertz 4G LTE (4th Generation, Long-Term-Evolution, voice and data) coverage in an area that currently experiences gaps in coverage and capacity.
- Based on the analysis provided by AT&T Mobility, the Project will provide additional capacity in an area that currently experiences insufficient service during periods of high data usage.
- Based on independent third-party evaluation, the maps, data, and conclusions about service coverage and capacity provided by AT&T Mobility are accurate.
- The partially screened antennas would be so located, and painted so as to mimic mechanical appurtenances associated with similar building rooftops and would not significantly detract from overall views of the subject building, surrounding neighborhood, or public vistas of interest such as the waters east of the Golden Gate Bridge.
- The facility would continue to avoid intrusion into public vistas, avoid disruption of the architectural integrity of building and insure harmony with neighborhood character.
- The Project has been reviewed by staff and found to be categorically exempt from further environmental review, as a Class 3 exemption of the California Environmental Quality Act.

.

RECOMMENDATION: Approval with Conditions

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

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

SAN FRANCISCO
PLANNING DEPARTMENT

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. XXXXX

HEARING DATE: MAY 22, 2014

Date:	May 15, 2014
Case No.:	2014.0129C
Project Address:	1800 Union Street
Current Zoning:	Union Street Neighborhood Commercial 40-X Height and Bulk District
Block/Lots:	0530/039-043
Project Sponsor:	AT&T Mobility represented by Talin Aghazarian, Ericsson, Inc. 530 Bush Street, 5th Floor San Francisco, CA 94108
Staff Contact:	Omar Masry – (415) 575-9116 Omar.Masry@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 303(c) AND 722.83 TO INSTALL A MACRO WIRELESS TELECOMMUNICATIONS SERVICES FACILITY CONSISTING OF SIX PARTIALLY SCREENED PANEL ANTENNAS AND ASSOCIATED EQUIPMENT LOCATED ON THE ROOF AND THE BASEMENT OF AN EXISTING MIXED-USE BUILDING AS PART OF AT&T MOBILITY'S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN THE UNION STREET NEIGHBORHOOD COMMERICIAL DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On February 25, 2014, AT&T Mobility (hereinafter "Project Sponsor"), submitted an application (hereinafter "Application"), for Conditional Use Authorization on the property at 1800 Union Street, Lots 039-043 in Assessor's Block 0530, (hereinafter "Project Site") to install a wireless telecommunications service facility (hereinafter "WTS") consisting of six (6) partially screened rooftop mounted panel antennas and electronic equipment necessary to run the facility on the roof and the basement of an existing mixed building, as part of AT&T Mobility's telecommunications network, within an Union Street Neighborhood Commercial Zoning District, and a 40-X Height and Bulk District.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption (Section 15303 of the California Environmental Quality Act). The Planning Commission has reviewed and concurs with said determination. The categorical

exemption and all pertinent documents may be found in the files of the Planning Department (hereinafter "Department"), as the custodian of records, at 1650 Mission Street, San Francisco.

On May 22, 2014, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the Application for a Conditional Use Authorization.

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

MOVED, that the Commission hereby authorizes the Conditional Use in Application No. 2014.0129C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

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

2. **Site Description and Present Use**. The Project Site is located on Assessor's Block 0530, Lots 039-043 at the northwest corner of Union and Octavia Streets. The subject building is a 37-foot tall, three-story mixed-use building featuring two floors of residential dwellings above resident-serving areas and parking, accessed from Octavia Street, and a ground floor commercial area, accessed from Union Street.

   The Project Site features an existing T-Mobile micro WTS facility consisting of a single panel antenna attached to the south face of the stairwell penthouse. The Project Site also features an existing micro AT&T Mobility WTS facility consisting of two omni "whip" antennas attached to the façade of the building and equipment on the roof. In the event the macro WTS facility is approved and constructed, the carrier would remove the micro WTS facility (Condition 3, Exhibit A, Conditions of Approval) .

3. **Surrounding Properties and Neighborhood**. The Project Site lies within the Union Street Neighborhood Commercial District, which is a focal street of the Cow Hollow area within the Marina neighborhood. The Project Site is surrounded by mixed-use (one or two floors of residential units above ground floor commercial space) buildings on all sides, with the exception of three-story residential buildings (Zoned: RH-2, Residential-House, Two Family) to the north.

4. **Project Description.** The proposal is to allow the development of an AT&T Mobility macro wireless telecommunication services ("WTS") facility, consisting of six (6) rooftop-mounted partially-screened panel antennas and electronic equipment necessary to run

the facility on the roof of an existing three-story mixed-use building. Based on the zoning and land use, the WTS facility is proposed on a Location Preference 6 Site (Limited Preference, Individual Neighborhood Commercial District) according to the WTS Facilities Siting Guidelines.

The six (6) antennas would be placed in two separate locations (sectors) on the rooftop. The first sector (Sector A) would consist of two (2) antennas placed within a faux chimney box, featuring two individual faux vent pipes mounted near the northeast corner of the roof. The antennas would rise approximately eight feet above the 37-foot tall roof and be setback approximately two feet from the north facing roof edge and approximately six feet from the east facing roof edge along Octavia Street.

The remaining sector (Sector B) would consist of four (4) antennas mounted above an existing stairwell penthouse located at a position centered along the roof (from the north-south perspective along Octavia Street) and located next to the western edge of the roof. An approximately 30-inch tall screen box would be placed above the penthouse, simulating a vertical expansion of the penthouse, with all four (4) antennas anchored within the box. The antennas would rise approximately six feet above the existing penthouse roof, and approximately 14 feet above the building roof. The screen box would serve to screen the anchoring mounts, conduit and cabling from view, and would be painted and textured to simulate the existing stairwell penthouse walls.

The proposed antennas would measure approximately 55″ high, by 12″ wide, by 7″ thick. The majority of the electronic equipment necessary to run the facility would be located within a basement room utilized for an existing AT&T Mobility micro WTS facility.

A portion of the electronic equipment would be located on the roof, composed of cable trays connecting the conduit used to power the antennas, clusters of radio relay units (RRUs) used to provide higher data speeds, and other smaller electronic equipment. The low profile of the cable trays and RRUs, and the height of adjacent parapets would ensure the equipment would be minimally visible from adjacent public rights-of-way.

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

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

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

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

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

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

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of zoning districts and building uses for the siting of wireless telecommunications facilities. Under the *Guidelines*, and based on the zoning and land use, the WTS facility is proposed on a Location Preference 6 Site (Limited Preference, Individual Neighborhood Commercial District) according to the WTS Facilities Siting Guidelines.

   The Project Sponsor submitted an Alternative Site Analysis, which was evaluated by staff, and described the lack of alternate sites within the neighborhood, such as Publicly-Used Structures (e.g. Allyne Park, Golden Gate Valley Library, or Sherman Elementary School), Co-location sites with existing macro WTS facilities, or other higher preference land use zones (e.g. NC-3) within the carrier's search ring.

   Additionally, staff and the applicant evaluated other buildings, including other buildings

similarly zoned Union Street Neighborhood Commercial) in the vicinity of the Project Site, which were also Limited Preference Locations, but were unable to identify more viable candidates with respect to interest by property owners, limited obstruction signal propagation areas, and the potential for a building which offered additional design opportunities to further stealth the facility.

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

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

9. **Department of Public Health Review and Approval.** The proposed Project was referred to the Department of Public Health (DPH) for emissions exposure analysis. Existing radio-frequency (RF) levels at ground level were around 1% of the FCC public exposure limit.

   AT&T Mobility proposes remove four (2) omni-directional "whip" antennas and install six (6) panel antennas. The single panel antenna for T-Mobile will remain in place. The antennas will be mounted at heights of approximately 42 to 48 feet above the ground. The estimated ambient RF field from the proposed AT&T Mobility transmitters at ground level is calculated to be 0.04 mW/sq. cm., which is 5.7% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 66 feet and does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish, and Chinese. Workers should not have access to the area (25 feet) directly in front of the antenna while it is in operation.

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

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

12. **Community Outreach.** Per the *Guidelines*, the Project Sponsor held a community meeting at the Moscone Recreation Center, at 1800 Chestnut Street, to discuss the Project

at 6:00 p.m. on April 1, 2014. Sixteen (16) community members attended the meeting. Concerns included the Planning review process, aesthetic effects, health concerns related to RF emissions, propagation (coverage) areas of the proposed facility, maintenance schedules, the location of other wireless facilities at the Subject building, the effects of weather exposure on equipment, and noise generated by the equipment.

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

14. **Public Comment.** As of May 15, 2014, the Department has received approximately 37 e-mails, letters, and calls from residents and neighborhood groups in opposition to the Project based on: health concerns due to radio-frequency (RF) emissions, concerns regarding compatibility of the proposed facility within a residential neighborhood, the effect the facility would have on the historic character of the Subject building, the potential for alternative sites, the overall size of the facility, the effects the proposed facility may have on public and private views, the lack of usable open space for residents, compliance with building height rules, the accuracy of the applicant's photo simulations, the limited preference classification of the building due to being located in the Union Street NCD (given the smaller portion of the building used for commercial activity), concerns over the need for a wireless facility in the area given the proximity of other AT&T Mobility sites (3110 Octavia Street, 2001 Union Street, and 2775 Van Ness Avenue), and the effects the proposed antennas may have on private views from adjacent residential dwellings.

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 722.83, a Conditional Use Authorization is required for the installation of "Public Uses," which includes a Wireless Telecommunication Services 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 1800 Union Street is generally desirable and compatible with the surrounding neighborhood because the Project will not conflict with the existing uses of the property and will be designed to be compatible with the surrounding 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, to avoid disruption of the architectural design integrity of buildings, and insure harmony with the existing neighborhood character and 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. The Project would also result in the removal of an existing AT&T Mobility micro WTS facility, thereby removing four (4) antennas currently mounted to the outside parapet along a primary façade along Octavia Street; bringing the building further into conformance with historic resource preservation standards.

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 1800 Union Street is necessary in order to achieve sufficient street and in-building mobile phone coverage and data capacity. Recent drive tests in the subject area conducted by the AT&T Mobility Radio Frequency Engineering Team provide that the Project Site is 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 antennas are partially screened so as to approximate mechanical appurtenances (heating ventilation and air conditioning equipment) normally found on similar building rooftops. Related rooftop electronic equipment would be placed at a height and setback from roof edge so as to be minimally visible from adjacent public rights-of-way. Therefore, the proposed antennas and equipment would not adversely affect landscaping, open space, parking, lighting or signage at the Project Site or surrounding area.

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

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

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

The Project Site would enhance personal wireless services for residents, businesses, and visitors in the Union Street Neighborhood Commercial District.

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

HOUSING ELEMENT
Objectives and Policies

BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE

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

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

The Project will improve AT&T Mobility's coverage and capacity along Union and Octavia Streets, which are primary commercial corridors within the Marina Neighborhood.

URBAN DESIGN ELEMENT
Objectives and Policies

HUMAN NEEDS

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

Policy 4.14:
Remove and obscure distracting and cluttering elements.

The proposed antennas and rooftop equipment would be located in such as manner as to approximate mechanical appurtenances (rooftop mechanical penthouses and equipment screens) associated with HVAC and other equipment systems found on building rooftops. The height and setback from roof edge of the antennas and equipment would ensure the facility does not appear cluttered or distracting.

COMMERCE AND INDUSTRY ELEMENT
Objectives and Policies

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

Policy 1:
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 ELEMENT

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. The facility consists of roof-mounted antennas and equipment. The roof-mounted equipment would be designed so at not adversely affect the neighborhood character.

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

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

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

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

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

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

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

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

G. That landmarks and historic buildings be preserved.

The Project Site was developed in 1933, and is considered a Potential Historic Resource. Portions of the proposed WTS facility, including the six (6) partially screened panel antennas, would be visible from adjacent public rights of way, but would not obscure or adversely detract from the subject building. The partially screened antennas and roof-mounted equipment are not attached to the primary façades, cornices, or any character defining elements exhibiting craftsmanship. The placement of larger electronic equipment cabinets within the existing building will further reduce visibility of the proposed facility.

In the event the macro WTS facility is constructed, the carrier would remove the existing micro WTS facility, consisting of four (4) façade-mounted antennas; which would bring the subject building further into conformance with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.

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

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

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

20. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Conditional Use Authorization under Planning Code Sections 722.83 and 303 to install six (6) partially screened panel antennas and associated equipment cabinets on the roof and in the basement of the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 6 (Limited Preference Location, Individual Neighborhood Commercial District) according to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, within the Union Street Neighborhood Commercial District, and a 40-X Height and Bulk District, and subject to the conditions of approval attached hereto as **Exhibit A;** in general conformance with the plans, dated April 10, 2014, and stamped "Exhibit B."

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

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

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

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **May 22, 2014**.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 22, 2014

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 722.83 and 303 to install six (6) partially screened panel antennas and associated equipment cabinets on the roof and in the basement of the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 6 (Limited Preference Location, Individual Neighborhood Commercial District) according to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, within the Union Street Neighborhood Commercial District, and a 40-X Height and Bulk District, and subject to the conditions of approval attached hereto as **Exhibit A;** in general conformance with the plans, dated April 10, 2014, and stamped "Exhibit B."

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the Project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **May 22, 2014** under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

3. **Existing micro WTS Facility Removal.** The existing AT&T Mobility micro WTS facility shall be removed within eighteen (18) months of building permit issuance for the AT&T Mobility macro WTS facility.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

DESIGN – COMPLIANCE AT PLAN STAGE

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

b. For the Project Site, regardless of the ownership of the existing facilities. Identify the location of all existing antennas and facilities; and identify the location of all approved (but not installed) antennas and facilities.

c. Emissions. Provide a report, subject to approval of the Zoning Administrator, that operation of the facilities in addition to ambient RF emission levels will not exceed adopted FCC standards with regard to human exposure in uncontrolled areas.

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

5. **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:

    a. Antennas and back up equipment shall be painted, fenced, landscaped or otherwise treated architecturally so as to minimize visual effects;

    b. Rooftop installations shall be setback such that back up facilities are not viewed from the street;

    c. Antennas attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and

    d. Although co location of various companies' facilities may be desirable, a maximum number of antennas and back up facilities on the Project Site shall be established, on a case by case basis, such that "antennae farms" or similar visual intrusions for the site and area is not created.

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

MONITORING - AFTER ENTITLEMENT

6. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

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

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

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

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

11. **Project Implementation Report - WTS**. The Project Sponsor shall prepare and submit to the Zoning Administrator a Project Implementation Report. The Project Implementation Report shall:

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

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

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

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

13. **Installation - WTS.** Within 10 days of the installation and operation of the facilities, the Project Sponsor shall confirm in writing to the Zoning Administrator that the facilities are being maintained and operated in compliance with applicable Building, Electrical and other Code requirements, as well as applicable FCC emissions standards.

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

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

OPERATION

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

16. **Out of Service – WTS**. The Project Sponsor or Property Owner shall remove 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

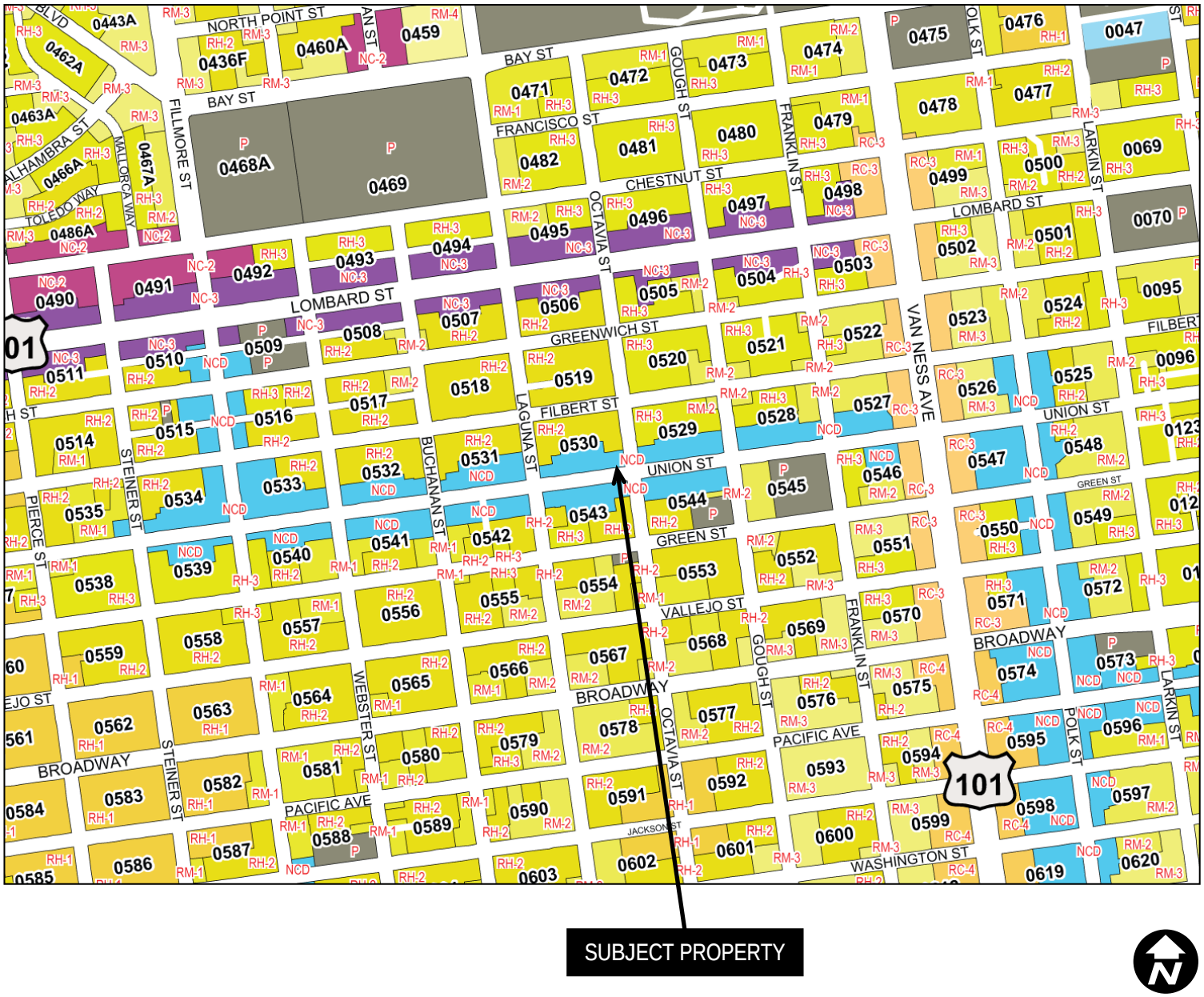
17. **Emissions Conditions – WTS**. It is a continuing condition of this authorization that the facilities be operated in such a manner so as not to contribute to ambient RF/EMF emissions in excess of then current FCC adopted RF/EMF emission standards; violation of this condition shall be grounds for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

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

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

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

Zoning Map



Case Number 2014.0129C
AT&T Mobility Macro WTS Facility
1800 Union Street

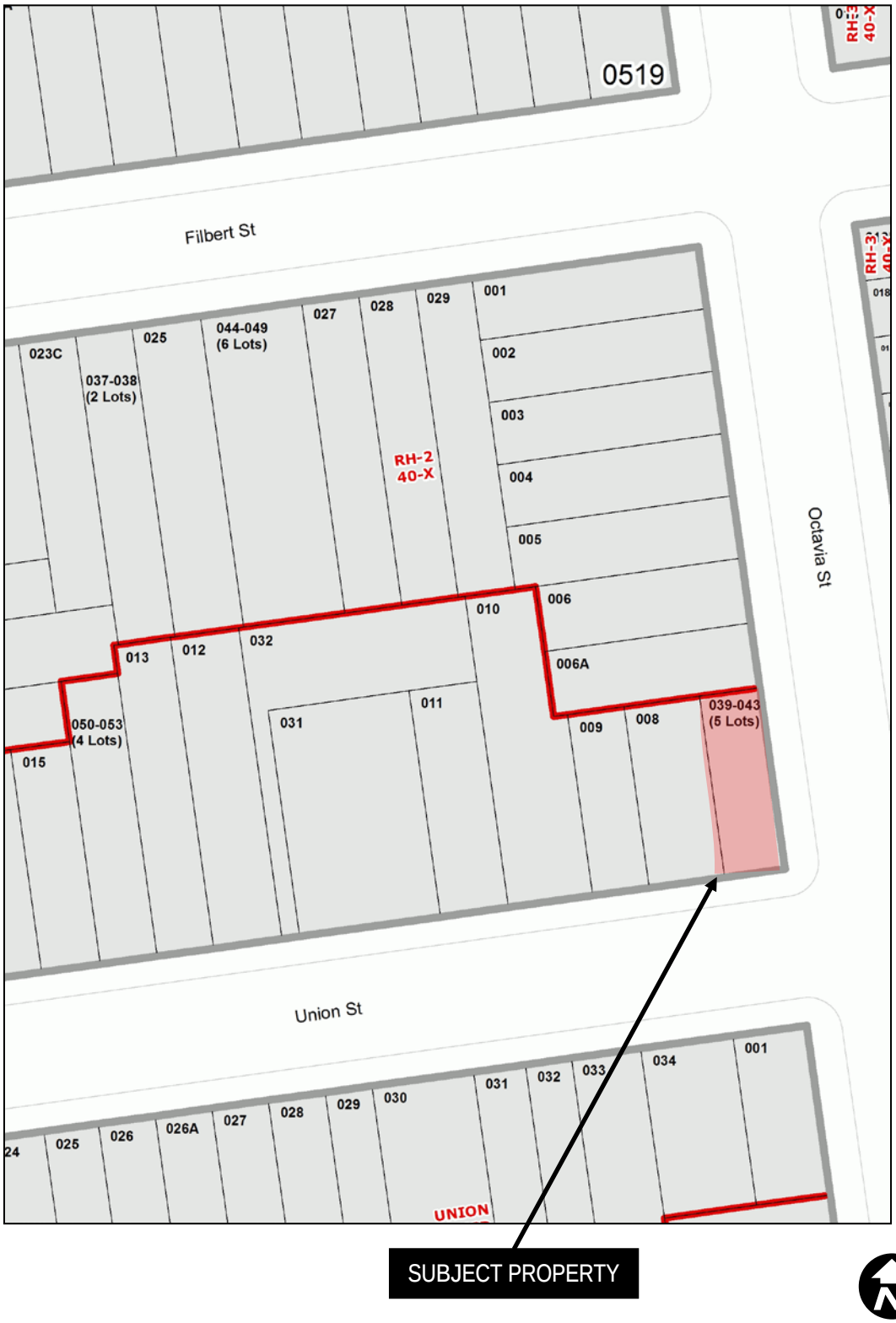
SAN FRANCISCO
PLANNING DEPARTMENT

Aerial Photo

SAN FRANCISCO
PLANNING DEPARTMENT

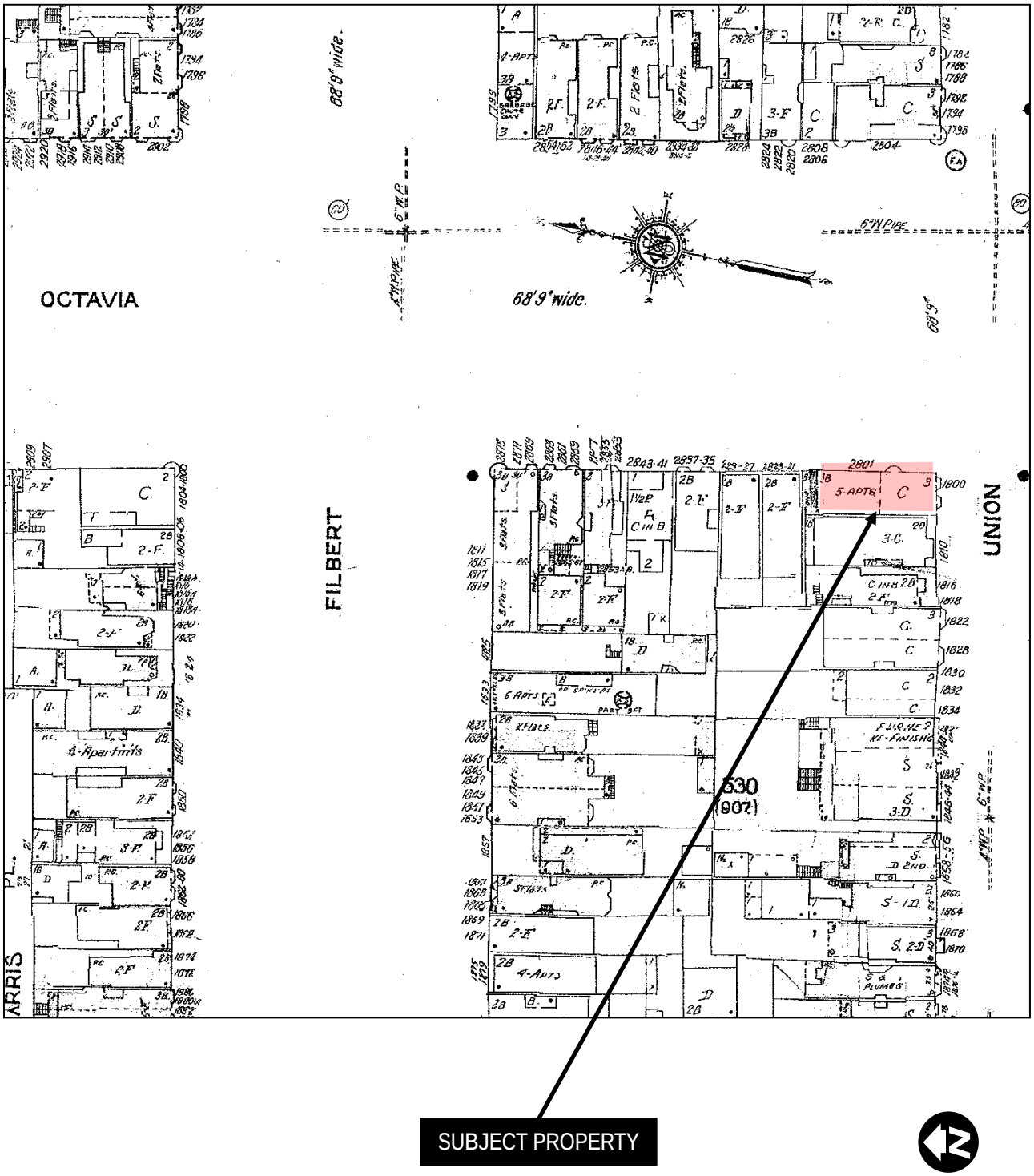
Case Number 2014.0129C
AT&T Mobility Macro WTS Facility
1800 Union Street

Parcel Map



Case Number 2014.0129C
AT&T Mobility Macro WTS Facility
1800 Union Street

Sanborn Map*



Case Number 2014.0129C
AT&T Mobility Macro WTS Facility
1800 Union Street

SAN FRANCISCO
PLANNING DEPARTMENT

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

G. Contextual Photographs

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

Subject Site

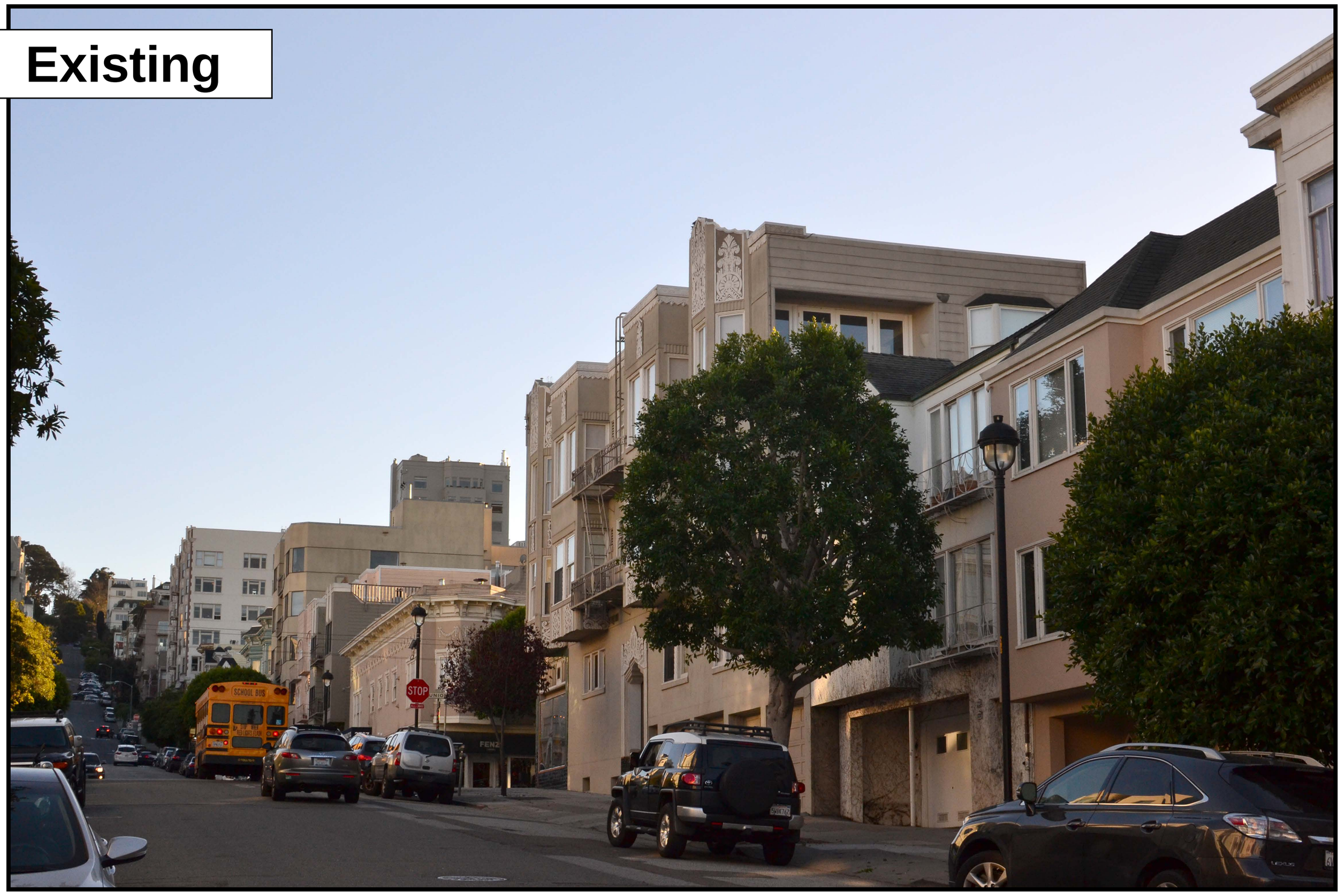
Looking South along Octavia St

Looking North down Octavia St

Looking East down Union St.

Looking West down Union St.

Existing



Proposed

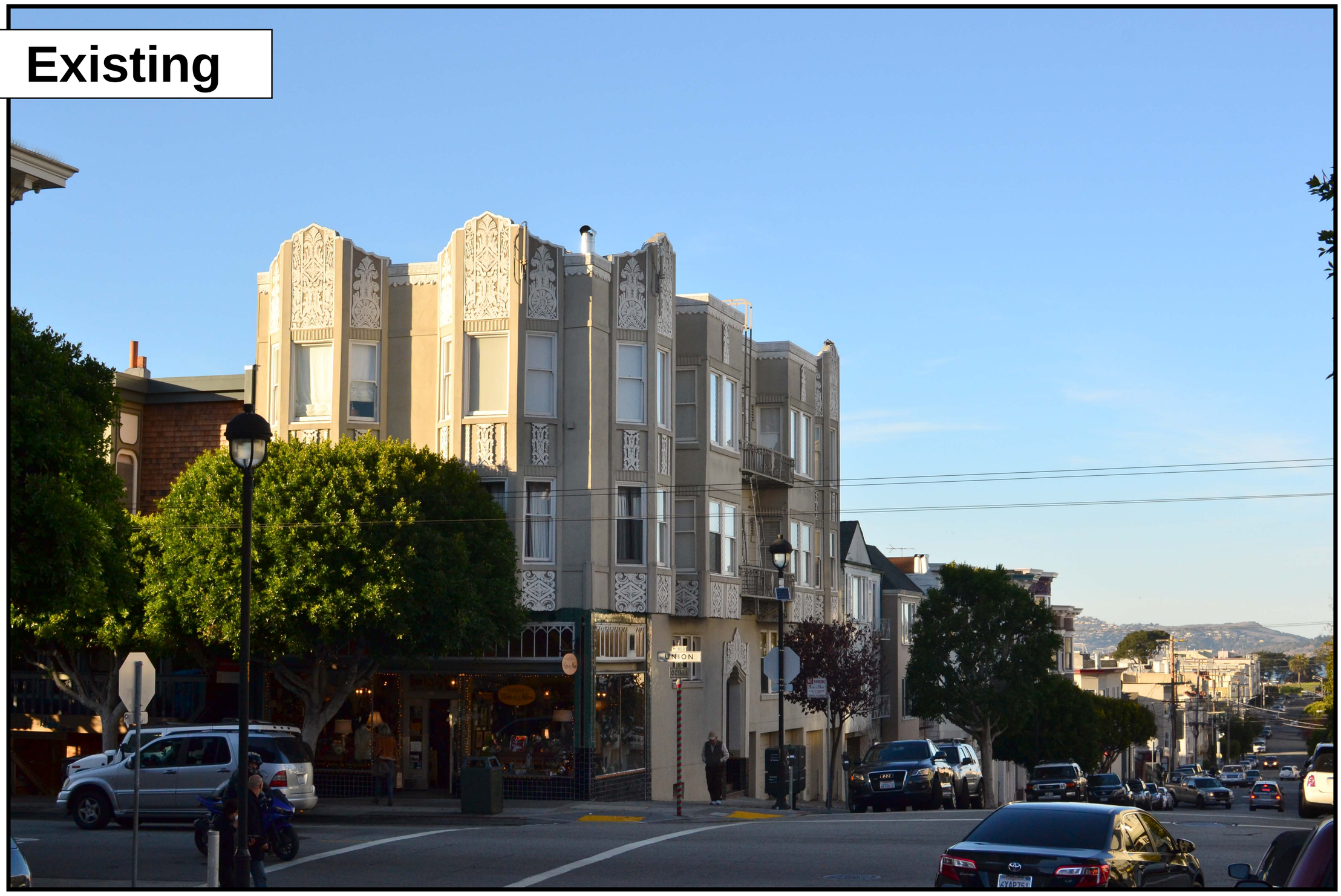
Photo simulation as seen looking south from Octavia Street

Prepared by: **04.08.2014**
WW Design & Consulting, Inc.
1654 Candelero Court
Walnut Creek, CA 94598
info@photosims.com

at&t

CN5536 1800 Union
1800 Union Street, San Francisco, CA 94123

Existing



Proposed

Photo simulation as seen looking north from Octavia Street

Prepared by: **02.03.2014**
WW Design & Consulting, Inc.
1654 Candelero Court
Walnut Creek, CA 94598
info@photosims.com

at&t

CN5536 1800 Union
1800 Union Street, San Francisco, CA 94123

Existing

Proposed

Photo simulation as seen looking east from Union Street

CN5536 1800 Union
1800 Union Street, San Francisco, CA 94123

Prepared by: **02.03.2014**
WW Design & Consulting, Inc.
1654 Candelero Court
Walnut Creek, CA 94598
info@photosims.com

AT&T Mobility • Base Station No. CN5536
1800 Union Street • San Francisco, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate proposed modifications to its existing base station (Site No. CN5536) located at 1800 Union Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Background

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

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

The site was visited by Mr. Neil Olij, a qualified engineer employed by Hammett & Edison, Inc., on December 13, 2013, a non-holiday weekday, and reference has been made to information provided by AT&T, including zoning drawings by Streamline Engineering and Design, Inc., dated April 10, 2014.

Checklist

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

AT&T had four omnidirectional antennas installed in pairs on the sides of the three-story mixed-use building located at 1800 Union Street. Also located on the side of the stairwell penthouse above the roof was a panel antenna for use by T-Mobile. 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 Narda Type NBM-520 Broadband Field Meter with Type EF-0391 Isotropic Broadband Electric Field Probe (Serial No. D-0454). The meter and probe were under current calibration by the manufacturer.

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

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

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

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

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

AT&T proposes to replace its existing antennas with six Andrew Model SBNHH-1D65A directional panel antennas: two antennas inside cylindrical enclosures, configured to resemble vents, above the northeast corner of the roof, and four antennas behind a new view screen to be built above the stairwell penthouse. The antennas would be mounted with up to 4° downtilt at effective heights of about 42 and 48 feet above ground, 5 and 11 feet above the main roof, and would be oriented in pairs toward 50°T, 110°T, and 220°T. The antenna for T-Mobile was mounted on the south face of the stairwell penthouse, at an effective height of about 6 feet above the roof.

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

The expected operating power of the AT&T transmitters is reflected in the resulting effective radiated power given in Item 6 below; the transmitters may operate at a power below their maximum rating. The power rating for the T-Mobile transmitters is not known.

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

The maximum effective radiated power proposed by AT&T in any direction is 9,810 watts, representing simultaneous operation at 2,190 watts for WCS, 5,280 watts for PCS, 1,000 watts for cellular, and 1,340 watts for 700 MHz service. The number of watts for the T-Mobile operation is not known, though its contribution to ambient RF levels at the site is reflected in the measurements reported in Item 1 above.

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

The drawings show the antennas to be installed as described in Item 4 above. There were noted buildings of similar height nearby, located at least 75 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 0.040 mW/cm^2, which is 5.7% of the applicable public exposure limit. Ambient RF levels at ground level near the site are therefore estimated to be below 6.7% of the limit. The maximum calculated cumulative level at the top-floor elevation of any nearby residence* is 27% of the public exposure limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 66 feet out from the antenna faces and to much lesser distances above, below, and to the sides; this includes areas of the roof of the building but does not reach any publicly accessible areas.

9. Describe proposed signage at site.

It is recommended that barricades be erected, as shown in Figure 1, to preclude public access to certain areas on the roof. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training be provided to all authorized personnel who have access to the rooftop, including employees and contractors of the wireless carriers as well as roofers, HVAC workers, and building maintenance staff. No access within 25 feet directly in front of the antennas themselves, such as might occur during maintenance work on the roof, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Marking "Prohibited Access Areas" with red paint stripes and "Worker Notification Areas" with yellow paint stripes on the roof of the building in front of the antennas, as shown in Figure 1, and posting explanatory signs† at the roof access door, on the barricades, on the screens in front of the antennas on the penthouse, and on the cylindrical enclosures, such that the signs would be readily visible from any angle on the barricades, and of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines. Similar measures should already be in place for T-Mobile; the applicable keep-back distance for that carrier has not been determined as part of this study.

* Located at least 75 feet away, based on photographs from Google Maps.

† 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.

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, 2015. 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

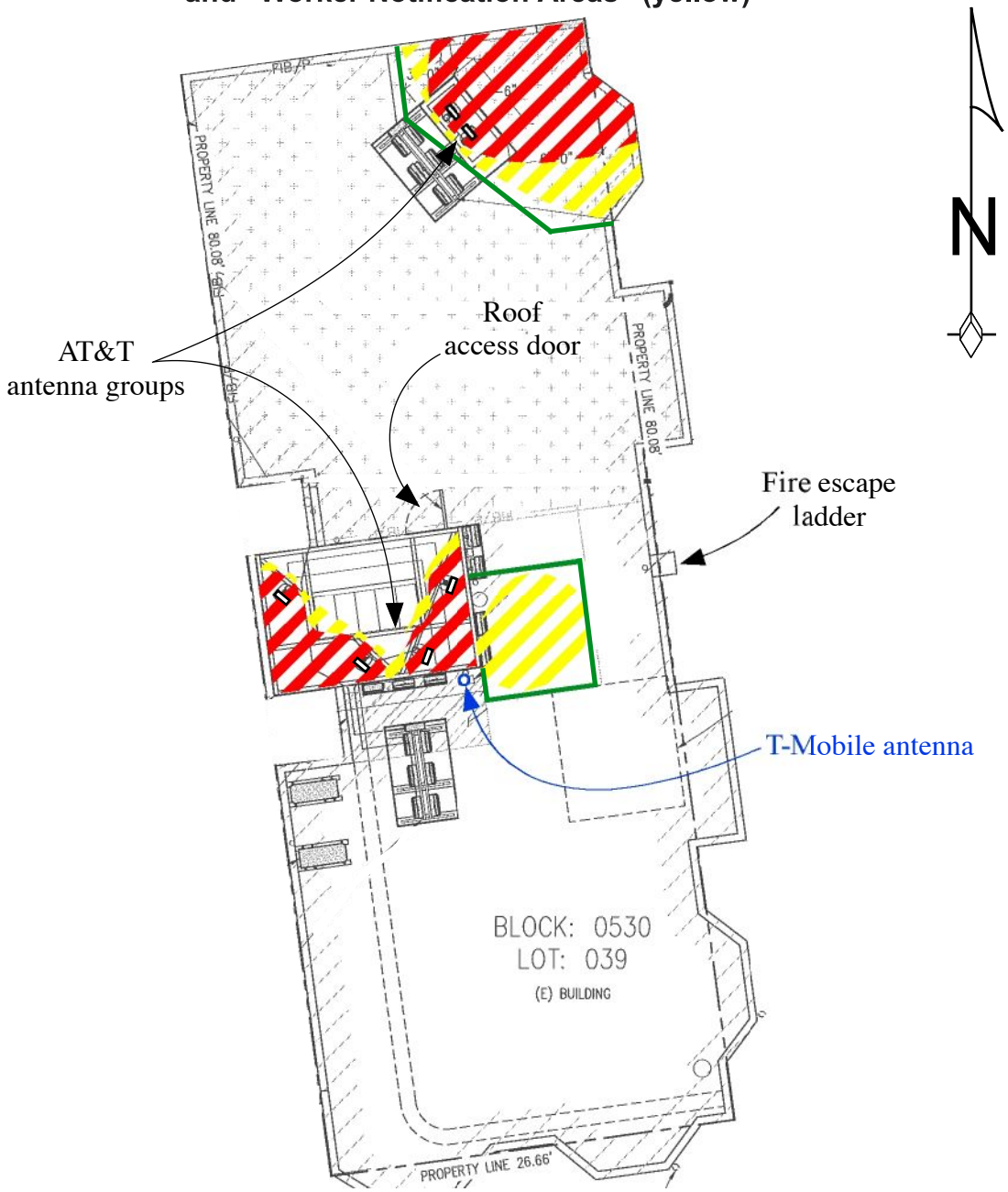
Based on the information and analysis above, it is the undersigned's professional opinion that the proposed operation of the AT&T Mobility base station located at 1800 Union Street in San Francisco, California, can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Erecting barricades is recommended to establish compliance with public exposure limitations; training of authorized personnel, marking roof areas, and posting explanatory signs are recommended to establish compliance with occupational exposure limitations.

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

April 17, 2014

AT&T Mobility • Base Station No. CN5536
1800 Union Street • San Francisco, California

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



Notes:
Base drawing from Streamline Engineering, dated April 10, 2014. Barricades should be erected as shown to preclude access by unauthorized personnel to areas in front of the antennas. "Prohibited Access Areas" should be marked with red paint stripes, "Worker Notification Areas" should be marked with yellow paint stripes, and explanatory signs should be posted outside the areas, readily visible to authorized workers needing access. Results reflect operations only of AT&T. Similar measures should already be in place for T-Mobile; drawings show paint stripes on roof in front of antenna. See text.

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

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

Review of Cellular Antenna Site Proposals

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

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

Project Address/Location: *1800 Union St*

Site ID: *170* **SiteNo.:** *CNU5536*

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: **5**

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: **9810** watts.

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

Maximum Effective Radiant: **9810** watts.

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

X 8. Report estimated cumulative radio frequency fields for the proposed site including ground level (identify the three-dimensional perimeter where the FCC standards are exceeded.) (WTS-FSG, Section 10.5) State FCC standard utilized and power density exposure level (i.e. 1986 NCRP, 200 mw/cm2)

Maximum RF Exposure: **0.04** mW/cm^2 Maximum RF Exposure Percent: **5.7**

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: **66**

☑ Occupational_Exclusion_Area Occupational Exclusion In Feet: **25**

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

X **Approved**. Based on the information provided the following staff believes that the project proposal will comply with the current Federal Communication Commission safety standards for radiofrequency radiation exposure. FCC standard CFR47 1.1310 **Approval of the subsequent Project Implementation Report is based on project sponsor completing recommendations by project consultant and DPH.**

Comments:

There are 4 antennas operated by AT&T Wireless installed on the roof top of the building at 1800 Union Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. T-Mobile also operates an antenna at this location. AT&T Wireless proposes to remove the 4 existing antennas and install 6 new antennas. The antennas will be mounted at a height of 42 - 48 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.04 mW/sq cm., which is 5.7% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 66 feet and includes portions of the rooftop areas. Barricades should be installed to prevent access to these areas. The maximum calculated cumulative level for any nearby residential building is 27% of the FCC public exposure standard. Warning signs must be posted at the antennas, barricades and roof access points in English, Spanish and Chinese. Workers should not have access to within 25 feet of the front of the antennas while they are in operation. Prohibited access areas should be marked with warning signs and red striping on the rooftop. Worker notification zones with yellow striping on the rooftop.

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

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

1 Hours spent reviewing

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

Signed:  Dated: 4/21/2014

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

AT&T Mobility Conditional Use Permit Application
1800 Union Street, San Francisco

STATEMENT OF MICHAEL CANIGLIA

I manage AT&T's design with respect to the proposed wireless communications facility at 1800 Union Street, San Francisco (the "Property"). Based on my personal knowledge of the Property and with AT&T's wireless network, as well as my review of AT&T's records with respect to the Property and its wireless telecommunications facilities in the surrounding area, I have concluded that the work associated with this permit request is needed to close a significant service coverage gap in the area roughly bordered by Laguna, Filbert, Gough and Vallejo Streets.

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

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

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

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

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

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

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

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

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

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

Michael Caniglia

24 February 2014

Service Improvement Objective (CN5536)

1800 Union Street

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

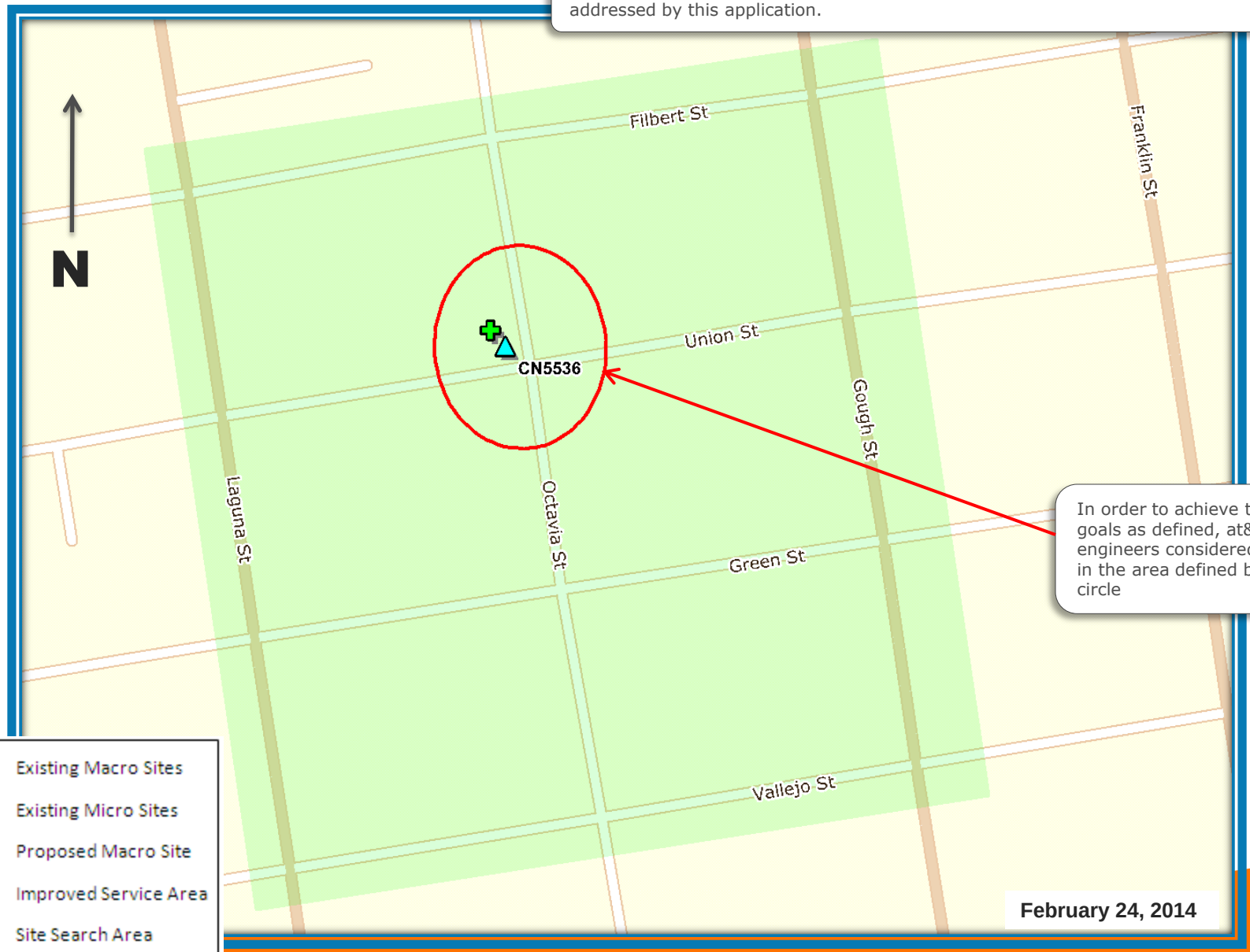


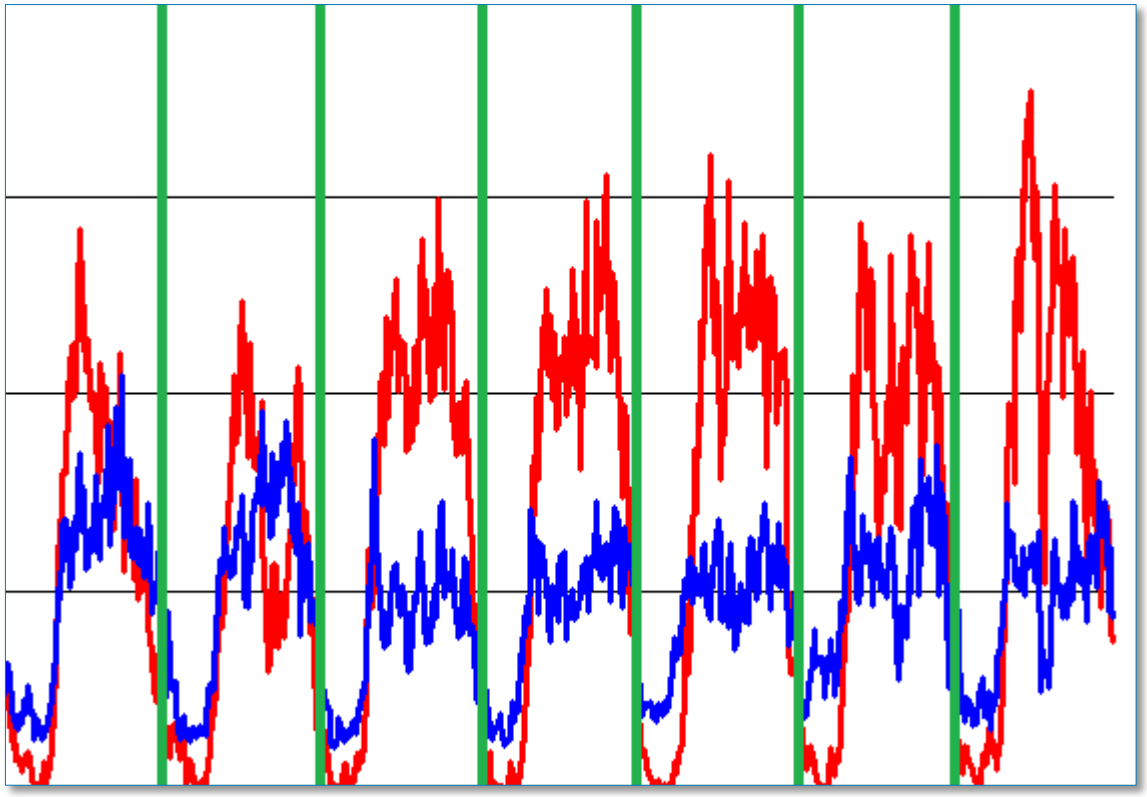
Exhibit 2 - Proposed Site at 1800 Union (CN5536)

Service Area BEFORE site is constructed

Exhibit 3 - Current 7-Day Traffic Profile for the Location of CN5536

Data Traffic

Voice Traffic



Saturday

Friday

Exhibit 3 – Current 24-Hour Traffic Profile for the Location of CN5536

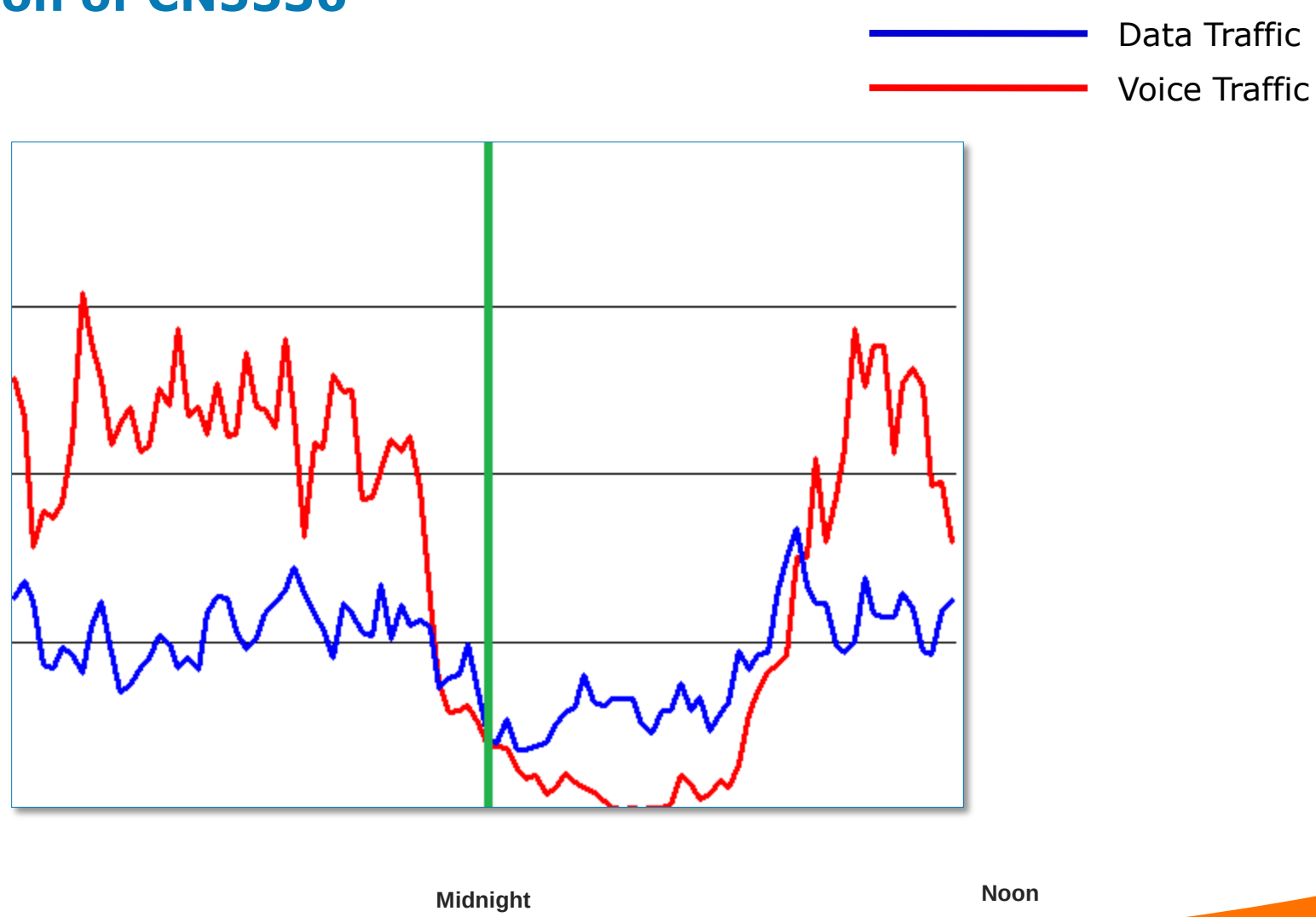
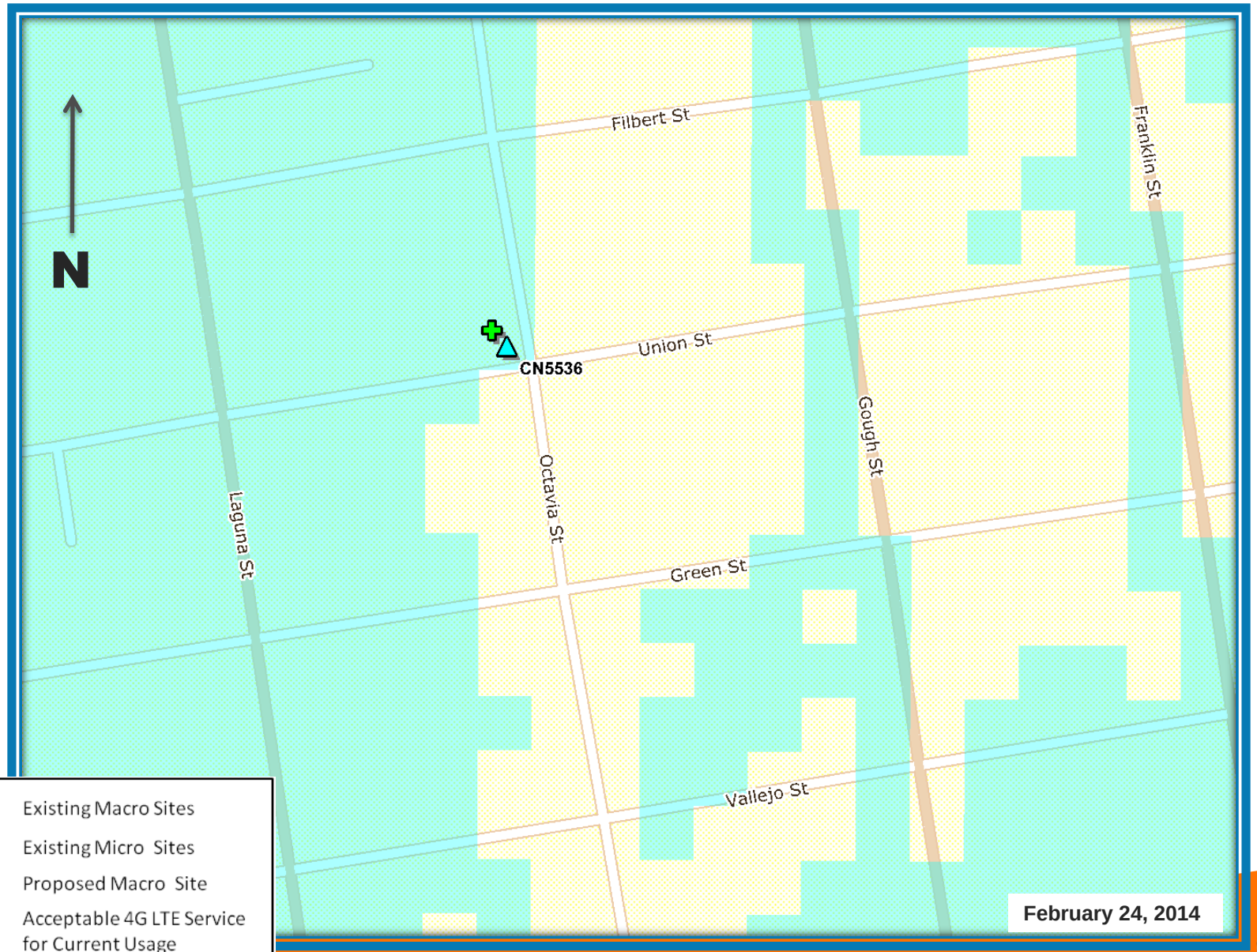


Exhibit 4 - Proposed Site at 1800 Union (CN5536)

Service Area AFTER site is constructed

Exhibit 5 - Proposed Site at 1800 Union (CN5536)

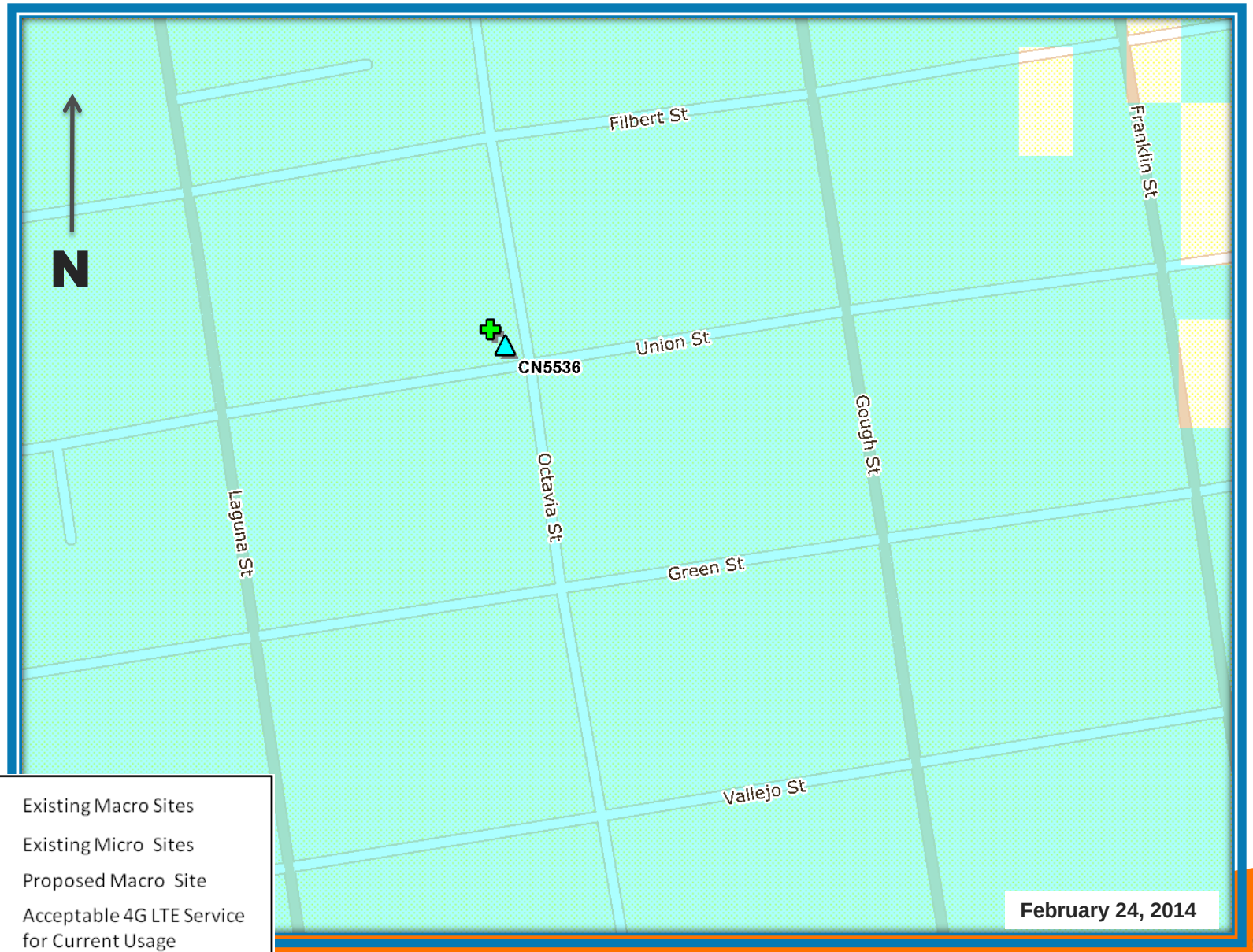
4G LTE Service Area BEFORE site is constructed



at&t

Exhibit 6 - Proposed Site at 1800 Union (CN5536)

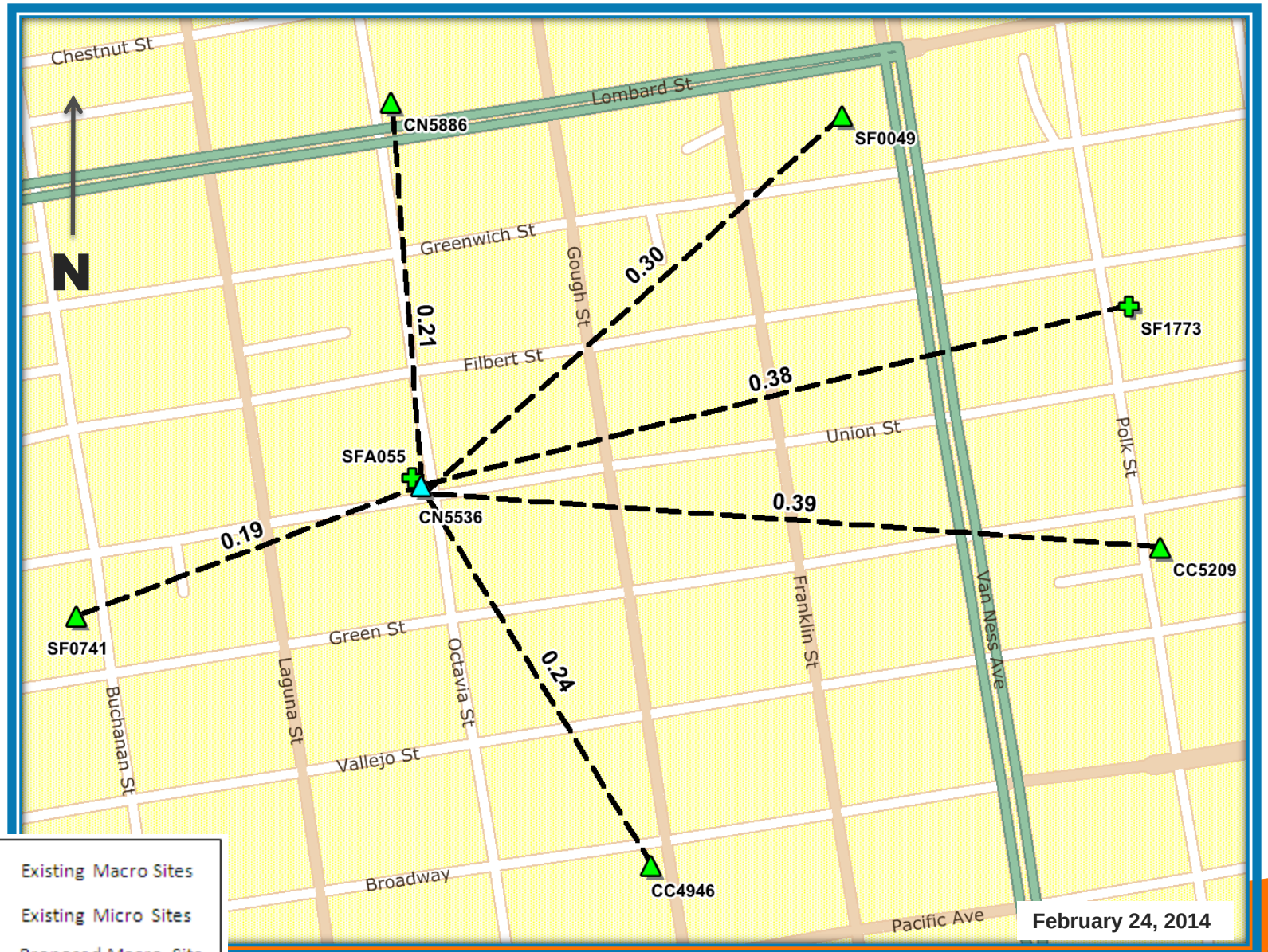
4G LTE Service Area AFTER site is constructed



at&t

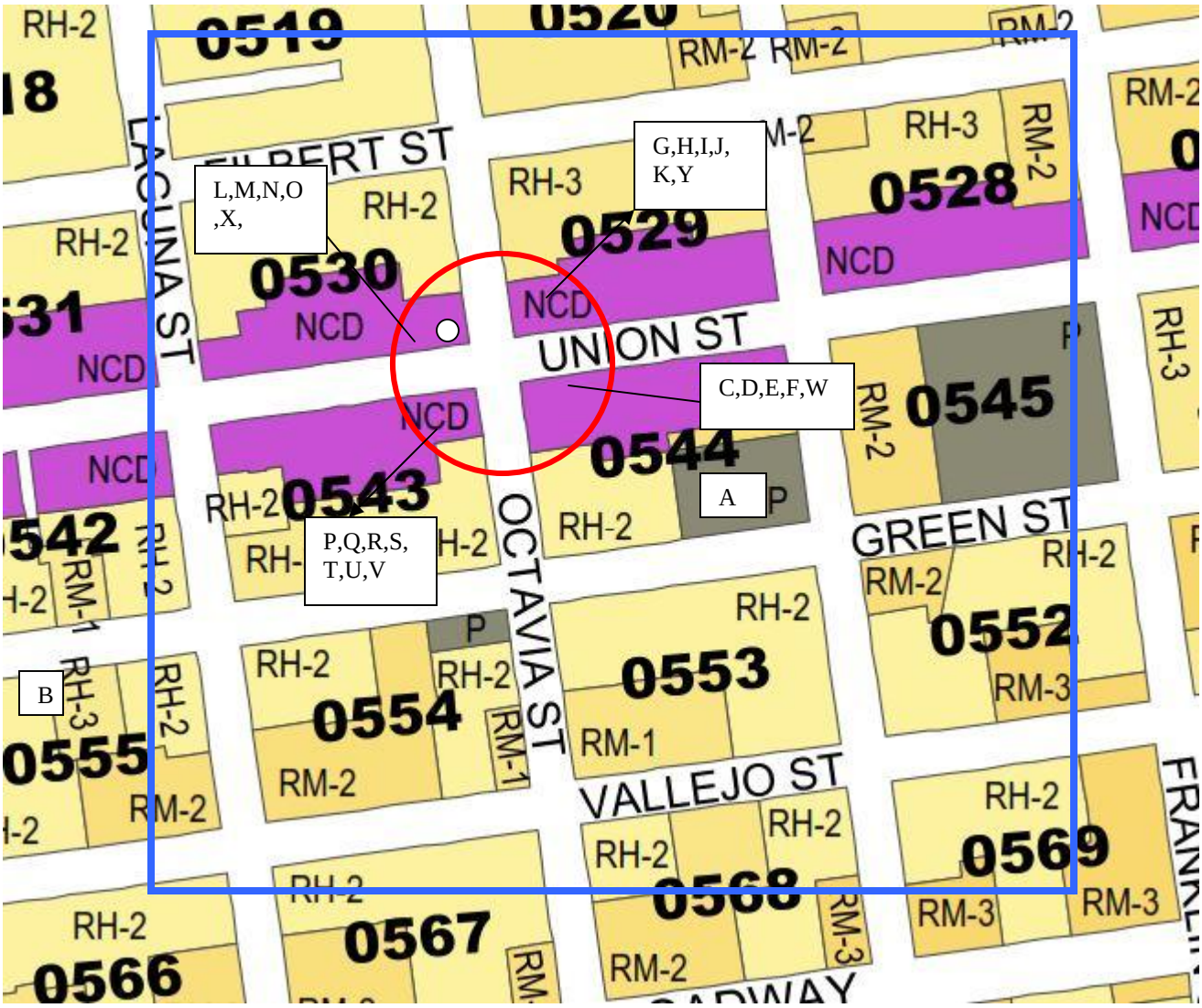
Existing Surrounding Sites at 1800 Union

CN5536



Alternative Locations Evaluated

In order to achieve the service goals as previously defined, AT&T network engineers considered site locations in the area defined by the search ring in the previously attached Service Improvement Objective map. Above is a list of alternative sites that were evaluated by the AT&T Mobility network engineers and site acquisition team.



Service Area

Search Area

Subject Site

Alternative Site Locations Summary

	Location	Block / Lot	Zoning District	Building Type	WTS Siting Preference
A	Corner of Gough and Green	0544/003	P	Park	1
B	2001 Union	0541/024	NCD	Mixed Use	2
C	1773-1771 Union	0544/011B	NCD	Mixed Use	6
D	1775-1785 Union	0544/011	NCD	Mixed Use	6
E	1787 Union	0544/017	NCD	Mixed Use	6
F	1799 Union	0544/018	NCD	Mixed Use	6
G	Corner of Octavia and Union	0529/014	NCD	Mixed use	6
H	1784-1788 Union	0529/013	NCD	Mixed Use	6
I	1782 Union	0529/012	NCD	Mixed Use	6
J	1772-1776 Union	0529/011	NCD	Mixed Use	6
K	1802-1810 Union	0530/008	NCD	Mixed Use	6
L	1814-1816 Union	0530/009	NCD	Mixed Use	6
M	1820-1828 Union	0530/010	NCD	Mixed Use	6
N	1830 Union	0530/011	NCD	Mixed Use	6
O	1831 Union	0543/031	NCD	Mixed use	6
P	1827-1829 Union	0543/032	NCD	Mixed Use	6
Q	1817-1825 Union	0543/033	NCD	Mixed Use	6
R	1807-1813 Union	0543/034	NCD	Mixed Use	6
S	1801 Union	0543/001	NCD	Mixed Use	6
T	2745 Octavia	0543/002	RH-2	Residential	7

U	2739 Octavia	0543/003	RH-2	Residential	7
V	2754 Octavia	0544/009	RH-2	Residential	7
W	2821 Octavia	053/006A	RH-2	Residential	7
X	2820 Octavia	0529/015	RH-2	Residential	7

V. Least Intrusive Means to Remedy the Significant Service Coverage Gap

Executive summary: In order to remedy the significant service coverage gap identified in Section IV, AT&T proposes to install six (6) roof mounted antennas. Four (4) antennas will be mounted on an existing penthouse with a 2' penthouse extension and two (2) will located on the roof within a faux chimney and a false parapet. The associated equipment will be located in the basement not visible to the public.

The following is the process AT&T deploys to identify the least intrusive location to remedy a service coverage gap, and the application of that methodology to the gap at issue in this application.

A. AT&T's site location methodology

When a service coverage gap is identified on AT&T's network, the existing service area is mapped using a service prediction tool that includes signal strength and quality of service (Signal-to-Noise) prediction, along with other pertinent network information. 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. The information identifies the areas of AT&T's network that need to be improved in order to close the service coverage gap. AT&T network engineers then create a virtual model of a proposed new facility to close the gap and add it to the service prediction model in the approximate location of need. By using a modeling tool the engineers can optimally position a virtual transmitter, taking into account likely obstructions, and generate a resulting signal pattern that will serve the area. This analysis yields a predictive service map and a target area. The target area provides the necessary guidance for AT&T's real estate and construction experts to identify an appropriate location for a proposed site based on local zoning guidelines and network design requirements. The following slide depicts the target area for which facilities must be placed to close the significant service coverage gap discussed in Section IV above:

B. Locating a site and evaluation of alternative sites

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

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

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

1. Publicly-used structures:

Alternative Site Location A
Corner of Gough and Green
Allyne Park

Allyne Park located at the corner of Gough and Green is located in the P-Public Zone district, a Preference 1 Location according to the WTS Guidelines. Although it is a Preference 1, there are no existing public buildings in the park area to support wireless telecommunication infrastructure, in addition, this park is also one block outside the search area. For these reasons, it was determined that this location was not a feasible alternative.

Alternative Site Location A1
1801 Green Street

The Golden Gate Valley Branch Public Library at 1801 Green is located in the P-Public Zone district, a Preference 1 Location according to the WTS Guidelines. In order to meet AT&T Mobility's service objective, line-of-sight to the defined service area is required. Although it is a Preference 1, the one story building is one block outside the defined search area and does not have line-of-sight along Union and Octavia Streets. Furthermore, the building appears to have a slightly sloped roof and would not be able to accommodate any proposed design without substantially changing the architecture of the building which also happens to be a known historic resource and appears to be eligible for NR as an individual property For this reason, it was determined that this location was not a feasible alternative.

Alternative Site Location A2
1651 Union Street

Sherman Elementary School at 1651 Union Street is located in the P-Public Zone district, a Preference 1 Location according to the WTS Guidelines. In order to meet AT&T Mobility's service objective, line-of-sight to the defined service area is required. Although it is a Preference 1, the three story building is two blocks outside the defined search area and does not have line-of-sight along Union and Octavia Streets. In addition, the San Francisco Unified School District is not interested in leasing space Furthermore, the building appears to have a slightly sloped roof and would not be able to accommodate any proposed design without substantially changing the architecture of the building which also happens to be a known historic resource and appears to be

eligible for NR as an individual property For this reason, it was determined that this location was not a feasible alternative.

2. Co-Location Site:

Alternative Site Location B
2001 Union St.

The site at 2001 Union St is located within the NCD Union Street Neighborhood District but is a collocation site a Preference 2 Location according to the WTS Guidelines. This five story building is located approximately two blocks outside the proposed search ring area and is currently being proposed as a possible site to accommodate another coverage area along Union St. For these reasons, it was determined that this location was not a feasible alternative.

3. Industrial or Commercial Structures: There are no wholly industrial or commercial structures in the target area.

4. Industrial or Commercial Structures: There are no wholly industrial or commercial structures in the area

5. Mixed Use Buildings in High Density Districts: There are no mixed used buildings in high density structures in the target area.

6. Limited Preference Sites :

Alternative Site location C
1763-1771 Union St

The four story building at 1763-1771 Street is a mixed use building located within the Union Street Neighborhood NCD zoning district a Preference 6 Location according to the WTS Guidelines. In order to meet AT&T Mobility's service objective, line-of-sight to the defined service area is required. The building does not have line-of-sight for the signal to the south east and southwest, as the building at 1770 Green Street would block that signal. Therefore,it was determined that this alternative was not a feasible candidate.

Alternative Site Location D
1775-1785 Union St

The three story building at 1775-1785 Union Street is a mixed use building located within the Union Street Neighborhood NCD zoning district a Preference 6 Location according to the WTS Guidelines. In order to meet AT&T Mobility's service objective, line-of-sight to the defined service area is required. The building does not have line-of-sight for the signal to the east and southeast, as the adjacent building at 1763-1771 Union Street would block that signal. Therefore, it was determined that this alternative was not a feasible candidate.

Alternative Site Location E

1787 Union St

The one story building at 1787 Union Street is a mixed use building located within the Union Street Neighborhood NCD zoning district a Preference 6 Location according to the WTS Guidelines. In order to meet AT&T Mobility's service objective, line-of-sight to the defined service area is required. This building is too low and does not have line-of-sight for the signal to the north, southeast and southwest, as the adjacent buildings at 1763-1771 and 1799 Union Street would block those signals. Therefore, it was determined that this alternative was not a feasible candidate.

Alternative Site Location

1799 Union St

The four story building at 1799 Union Street is a mixed use building located within the Union Street Neighborhood NCD zoning district a Preference 6 Location according to the WTS Guidelines. This building has several sloped roofs which would not accommodate the proposed design without substantially changing the architecture of the building. Therefore, it was determined that this alternative was not a feasible candidate.

Alternative Site Location G
Corner of Octavia and Union

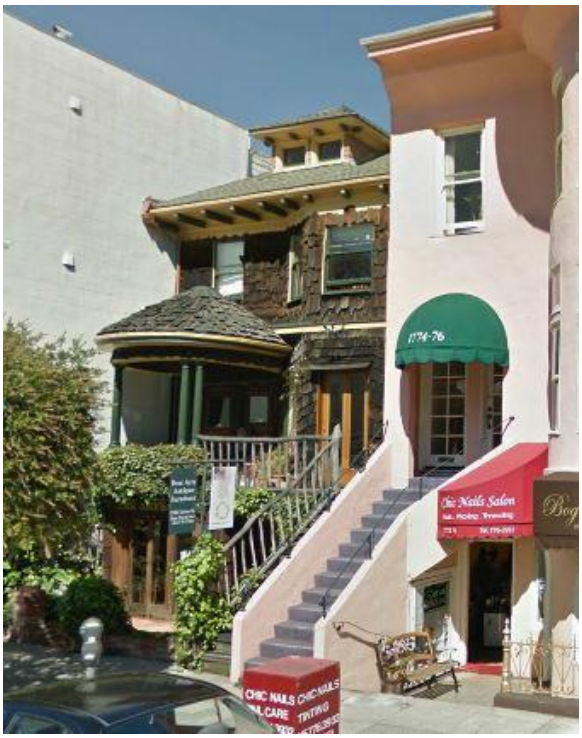
The three story building at the corner of Octavia and Union Street is a mixed use building located within the Union Street Neighborhood NCD zoning district a Preference 6 Location according to the WTS Guidelines. In order to meet AT&T Mobility's service objective, line-of-sight to the defined service area is required. This building would require the proposed

antennas to be elevated approximately 20 feet above the building's roofline. Based on on-site analysis of this location it is not possible to build a wireless facility at this location that would satisfy the 10-point checklist of the San Francisco Department of Health for determining compliance of proposed WTS facilities with current defined coverage objective. herefore, it was determined that this alternative was not a feasible candidate.

Alternative Site Location H
1784-1788 Union St

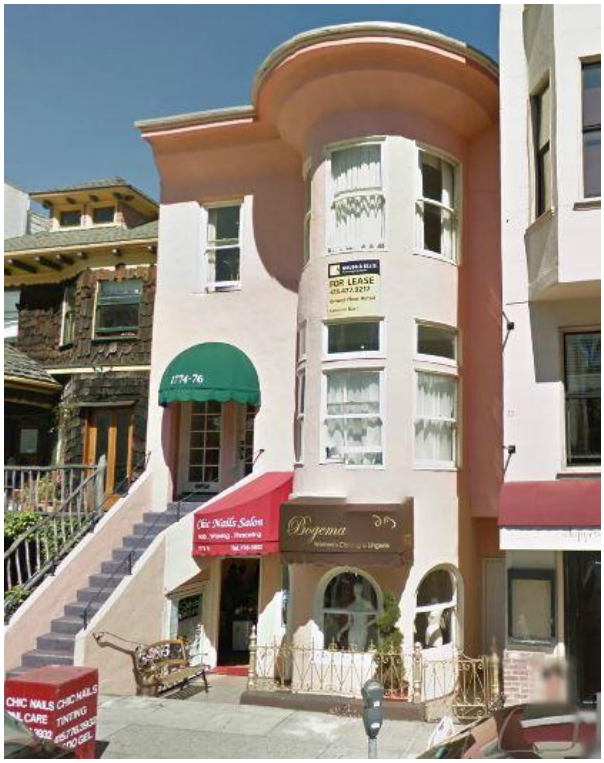
The three story building at the corner of 1784-1788 Union Street is a mixed use building located within the Union Street Neighborhood NCD zoning district a Preference 6 Location according to the WTS Guidelines. In order to meet AT&T Mobility's service objective, line-of-sight to the defined service area is required. This building would require the proposed antennas to be elevated approximately 20 feet above the building's roofline. Based on on-site analysis of this location it is not possible to build a wireless facility at this location that would satisfy the 10-point checklist of the San Francisco Department of Health for determining compliance of proposed WTS facilities with current defined coverage objective. herefore, it was determined that this alternative was not a feasible candidate.

Alternative Site Location I
1782 Union St



The two story building at 1782 Union Street is a mixed use building located within the Union Street Neighborhood NCD zoning district a Preference 6 Location according to the WTS Guidelines. In order to meet AT&T Mobility's service objective, line-of-sight to the defined service area is required. This building is too low and does not have line-of-sight for the signal to the north, southeast and southwast, as the adjacent buildings at 1784-1788 and 1772-1776 Union Street would block those signals. Therefore, it was determined that this alternative was not a feasible candidate.

Alternative Site Location J
1772-1776 Union



The three story building at 1772-1776 Union Street is a mixed use building located within the Union Street Neighborhood NCD zoning district a Preference 6 Location according to the WTS Guidelines. In order to meet AT&T Mobility's service objective, line-of-sight to the defined service area is required. This building is too low and does not have line-of-sight for the signal to the, southeast, as the adjacent buildings at 1776 Union Street would block this signal. Furthermore, the roof is sloped which would not accommodate the proposed design without substantially changing the architecture of the building, Therefore, it was determined that this alternative was not a feasible candidate.

Alternative Site Location K
1802-1810 Union St

The three story building at 1802-1810 Union Street is a mixed use building located within the Union Street Neighborhood NCD zoning district a Preference 6 Location according to the WTS Guidelines. In order to meet AT&T Mobility's service objective, line-of-sight to the defined service area is required. This building is too low and does not have line-of-sight for the signal to the east and northeast, as the adjacent buildings at 1801Union Street would block this signal. Therefore, it was determined that this alternative was not a feasible candidate.

Alternative Site Location L
1814-1816 Union St

The two story building at 1814-1816 Union Street is a mixed use building located within the Union Street Neighborhood NCD zoning district a Preference 6 Location according to the WTS Guidelines. In order to meet AT&T Mobility's service objective, line-of-sight to the defined service area is required. This building is too low and does not have line-of-sight for the signal to the east and northeast, as the adjacent buildings at 1802-1810 Union Street would block this signal. Therefore, it was determined that this alternative was not a feasible candidate.

Alternative Site Location M
1820-1828 Union St

The three story building at 1820-1828 Union Street is a mixed use building located within the Union Street Neighborhood NCD zoning district a Preference 6 Location according to the WTS Guidelines. The building at 1820-1828 Union Street is mid- block with buildings slightly lower on either sides. It is not possible to build a wireless facility at this location that would satisfy the 10-point checklist of the San Francisco Department of Health for determining compliance of proposed WTS facilities with current defined coverage objective. Therefore, it was determined that this alternative was not a feasible candidate.

Alternative Site Location N
1830 Union St

The two story building at 1830 Union Street is a mixed use building located within the

Union Street Neighborhood NCD zoning district a Preference 6 Location according to the WTS Guidelines. In order to meet AT&T Mobility's service objective, line-of-sight to the defined service area is required. This building is too low and does not have line-of-sight for the signal to the east, as the adjacent buildings at 1820-1828 Union Street would block this signal. Furthermore, the building at 1830 Union Street is also mid- block with buildings higher either sides. It is not possible to build a wireless facility at this location that would satisfy the 10-point checklist of the San Francisco Department of Health for determining compliance of proposed WTS facilities with current defined coverage objective. Therefore, it was determined that this alternative was not a feasible candidate.

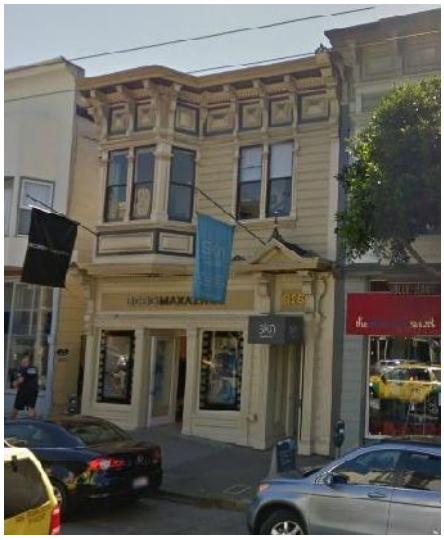
Alternative Site Location O
1831 Union St

The two story building at 1831 Union Street is a mixed use building located within the Union Street Neighborhood NCD zoning district a Preference 6 Location according to the WTS Guidelines. The building at 1831 Union Street is also mid- block with buildings at the same height or slightly higher either sides. It is not possible to build a wireless facility at this location that would satisfy the 10-point checklist of the San Francisco Department of Health for determining compliance of proposed WTS facilities with current defined coverage objective. Therefore, it was determined that this alternative was not a feasible candidate.

Alternative Site Location P
1827-1829 Union St

The two story building at 1827-1829 Union Street is a mixed use building located within the Union Street Neighborhood NCD zoning district a Preference 6 Location according to the WTS Guidelines. The building at 1827-1829 Union Street is also mid- block with buildings at the same height or slightly higher either sides. It is not possible to build a wireless facility at this location that would satisfy the 10-point checklist of the San Francisco Department of Health for determining compliance of proposed WTS facilities with current defined coverage objective. Therefore, it was determined that this alternative was not a feasible candidate.

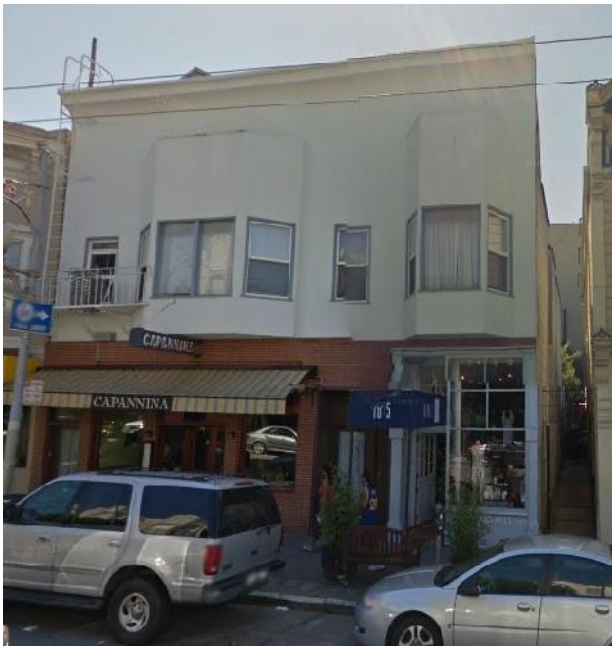
Alternative Site Location Q
1817-1825 Union St



The two story building at 1827-1829 Union Street is a mixed use building located within the Union Street Neighborhood NCD zoning district a Preference 6 Location according to the WTS Guidelines. In order to meet AT&T Mobility's service objective, line-of-sight to the defined service area is required. This building is too low and does not have line-of-sight for the signal to the west, as the adjacent buildings at 1807-1813 Union Street would block this signal. Furthermore, the building at 1817-1825 Union Street is also mid- block with

buildings at the same height or slightly higher either sides. It is not possible to build a wireless facility at this location that would satisfy the 10-point checklist of the San Francisco Department of Health for determining compliance of proposed WTS facilities with current defined coverage objective. Therefore, it was determined that this alternative was not a feasible candidate.

Alternative Site Location R
1807-1813 Union St



The two story building at 1807-1813 Union Street is a mixed use building located within the Union Street Neighborhood NCD zoning district a Preference 6 Location according to the WTS Guidelines. the building at 1807-1813 Union Street is also mid- block with buildings at the same height or slightly higher either sides. It is not possible to build a wireless facility at this location that would satisfy the 10-point checklist of the San Francisco Department of Health for determining compliance of proposed WTS facilities with current defined coverage objective. Therefore, it was determined that this alternative was not a feasible candidate.

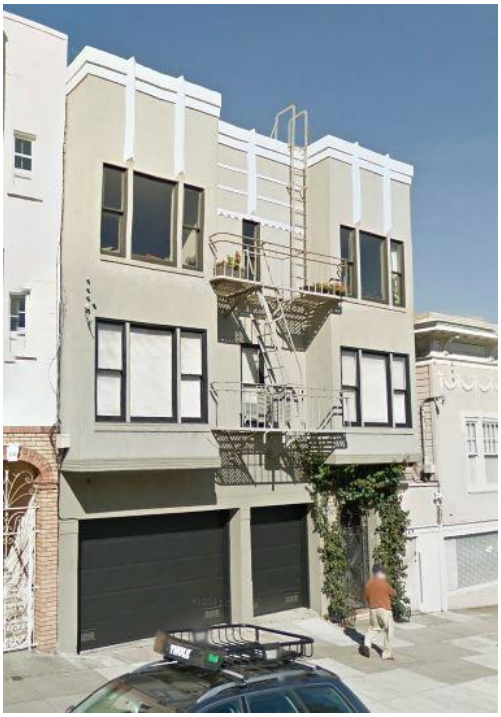
Alternative Site Location S
1801 Union St

The two story building at 1801 Union Street is a mixed use building located within the Union Street Neighborhood NCD zoning district a Preference 6 Location according to the

WTS Guidelines. the building at 1807-1813 Union Street is also mid- block with buildings at the same height or slightly higher either sides. It is not possible to build a wireless facility at this location that would satisfy the 10-point checklist of the San Francisco Department of Health for determining compliance of proposed WTS facilities with current defined coverage objective. Therefore, it was determined that this alternative was not a feasible candidate.

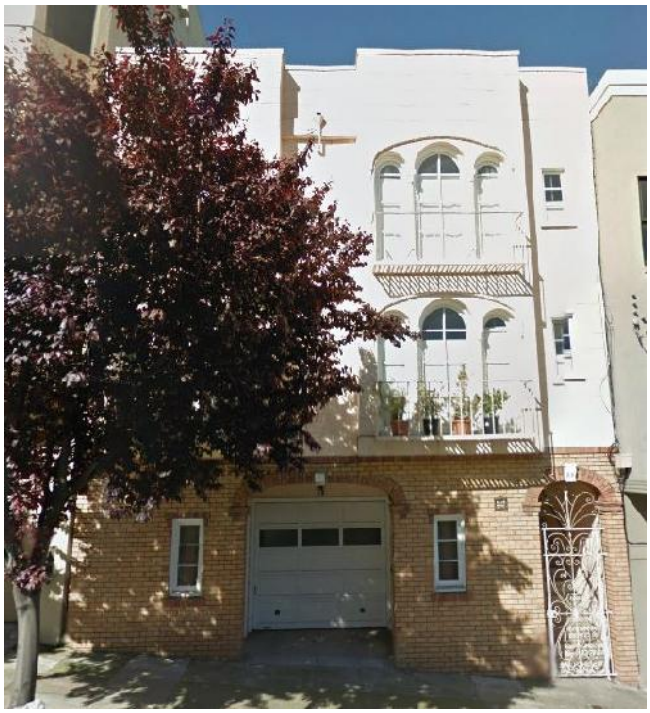
7. Disfavored Sites

Alternative Site location T
2745 Octavia St



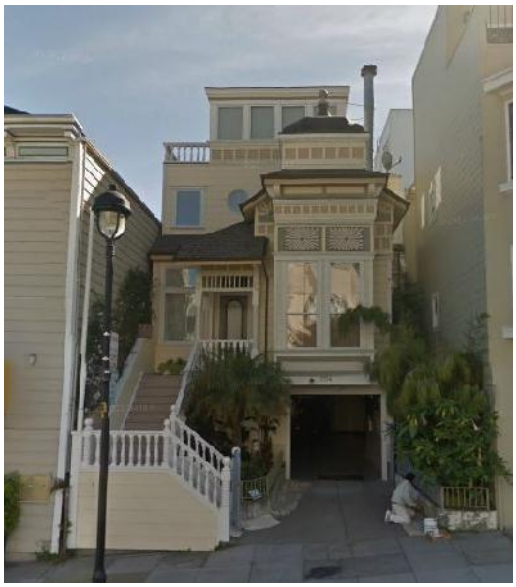
This three story residential building is located at 2745 Octavia St and is located within the RH-2 Residential House Two Family zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a higher preference and is a preferred location. Therefore, the subject site is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap and, as a result, it was determined that this alternative was not a feasible candidate.

Alternative Site location U
2739 Octavia



This three story residential building is located at 2739 Octavia and is located within the RH-2 Residential House Two Family zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a higher preference and is a preferred location. Therefore, the subject site is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap and, as a result, it was determined that this alternative was not a feasible candidate.

Alternative Site location V
2754 Octavia



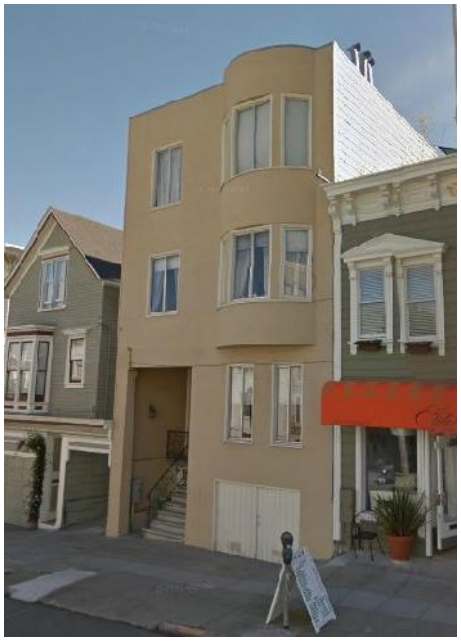
This three story residential building is located at 2754 Octavia and is located within the RH-2 Residential House Two Family zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a

higher preference and is a preferred location. Therefore, the subject site is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap and, as a result, it was determined that this alternative was not a feasible candidate.

Alternative Site location W
2821 Octavia

This three story residential building is located at 2821 Octavia and is located within the RH-2 Residential House Two Family zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a higher preference and is a preferred location. Therefore, the subject site is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap and, as a result, it was determined that this alternative was not a feasible candidate.

Alternative Site location X
2820 Octavia



This three story residential building is located at 2820 Octavia and is located within the RH-2 Residential House Two Family zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a higher preference and is a preferred location. Therefore, the subject site is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap and, as a result, it was determined that this alternative was not a feasible candidate.

Confirming new site location closes significant service coverage gap

Once AT&T's site acquisition experts have determined which proposed location is the best candidate available in the search area, another service map is created using the virtual transmitter mapped to the virtual proposed location in the service prediction tool in order to verify that the design goals will be met from the proposed location. Exhibits 2 and 4 to Mr. Caniglia's statement show the service coverage before and after the proposed site is on air and confirm that the new equipment will close the significant service coverage gap set forth in Section IV.

D. Upgrading a surrounding site will not remedy the gap

Mr. Caniglia confirmed that upgrading another existing site that borders the gap area is not a viable option to close the gap. To do so, he reviewed the service coverage gap, the target area, and the proposed site location. Based on the location of AT&T's adjacent wireless facilities, he determined that upgrading any of those facilities would not close the gap, and that the only viable option to close this gap is by performing the work at issue in this application.

Map of Adjacent Facilities
Please see the attached map of adjacent facilities.

Distance Between Wireless Facilities as Proposed

Site Number	Status	Approximate Distance to Proposed Site
CN5536	Proposed Macro Site	0.00 miles
SF0741	Existing Macro Site	.19 miles
CN5886	Existing Macro Site	.21 miles
CC4946	Existing Macro Site	.24 miles
CC5209	Existing Macro Site	.39 miles
SF1773	Existing Micro Site	.38 miles
SF0049	Existing Macro Site	.30 miles

Micro Site: Low height, non-directional antennas

Macro Site: Increased height, directional antennas

EXHIBITS

A. BUILDING – 1800 UNION STREET/2801 OCTAVIA STREET

B. MACRO-SITE ANALYSIS

C. WTS FACILITIES SITING GUIDELINES UPDATE

D. LETTERS FROM NEIGHBORHOOD & MERCHANT ASSOCIATIONS

E. LETTERS FROM RESIDENTS & MERCHANTS

Case No. 2014.0129C

EXHIBIT A

BUILDING – 1800 UNION STREET/

2801 OCTAVIA STREET


Moving Sale!


STOP

EXHIBIT B

MACRO-SITE ANALYSIS

TO: San Francisco Planning Commission

RE: Proposed AT&T Mobility Macro Facility Application for 1800 Union (2801 Octavia) Street

FROM: Royee Chen

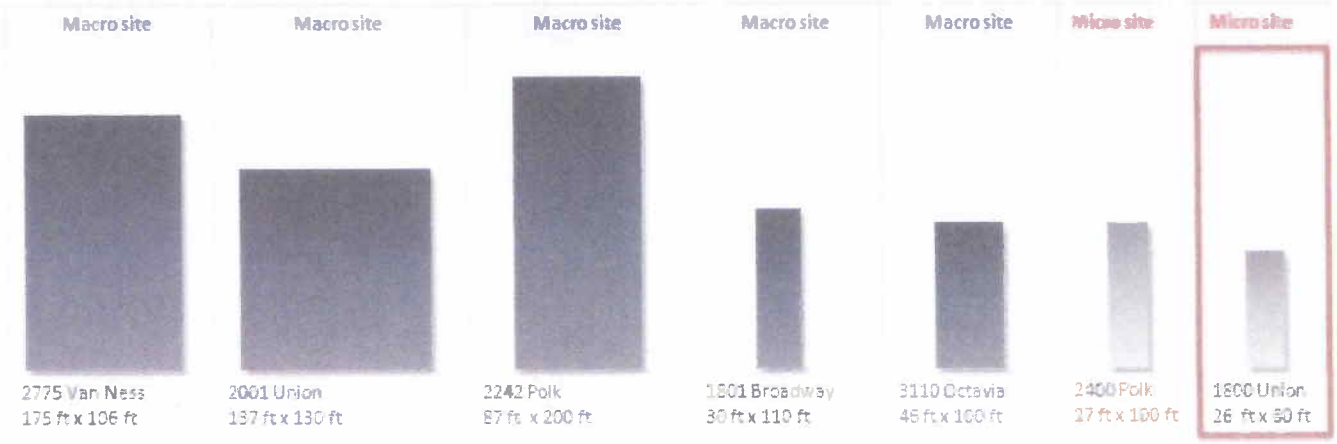
DATE: May 4, 2014

Position

As a property owner in the Union Street NCD for over 25 years, I feel very strongly that a macro site should **not** be installed at 1800 Union, for the reasons outlined in this document and summarized below:

INAPPROPRIATE FOR BUILDING SCALE AND 40-FT HEIGHT LIMIT

- While the City maintains no firm guidelines or policies on permissible building dimensions/area for a macro site, we can infer from an analysis of the other five macro sites in the neighborhood, **that 1800 Union does not fit the profile of a macro site – with respect to building and parcel square footage, number of stories and property usage.**
  - The subject property is a **4-unit residential building** (with a small retail store front) which has undergone a condominium conversion. Macro sites in the area are much more massive in scale and commercial in nature, ranging from the 11-story, 140-room Comfort Inn on Van Ness Ave. to the 12-room tourist hotel/retail building on Lombard/Octavia Street.
  - *On average*, the five other macro sites in the area are **7 times the building area** of 1800 Union, **6 times its parcel area**, and **twice its number of stories**. A comparison of the parcel area (footprint) shows that 1800 Union is by far the smallest of the sites, and even smaller than the other micro site.



  - The other macro sites are located on major traffic corridors - unlike the 1800 block of Union Street, which is in the mixed-use Union Street historic neighborhood (NCD).
- The macro site is inappropriate for the building's width and height, and the 40-ft height limit of the district.
  - The subject property is located in a district zoned for a maximum 40-feet height limit. Under AT&T's proposal, four of the six antennas would be mounted on top of an existing stair penthouse that, with building extensions and antennas, would rise **to almost 60-feet above ground**. This takes inappropriate and excessive advantage of the existing penthouse structure.

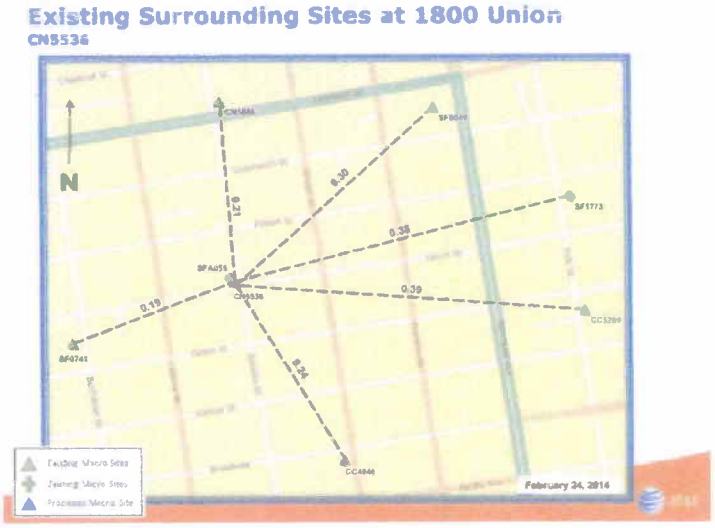
- In a project approved by the Planning Commission in 2010 which also involved the placement of antennas on an existing stair penthouse (890 Jackson Street) – the antennas added six feet above the existing penthouse, and resulted in a building height of 48 feet – well **below** the maximum allowable height of the 65-N Height and Bulk District.

NEGATIVE IMPACT TO THE PUBLIC VIEW

- A macro site at this location mars the street views - the highly visible faux structures on the rooftop (hosting the antennas) would set a disturbing and unnecessary precedent in eroding the character of the neighborhood, and in spoiling the roofline of the buildings that make up the 1800 block of Union Street. Please refer to attached illustrations.

COMPARISON WITH OTHER MACRO SITES

Findings



- Based on an analysis of five other macro sites – as depicted on AT&T's neighborhood map above – we found that 1800 Union's footprint is dwarfed by those of the other macro sites.
- On average, the other macro sites are more than **7 times the building area** of 1800 Union, more than **6 times the parcel area**, and more than **2 times the number of stories**. In addition, the other macro sites are either commercial (e.g., 2001 Union) or large multi-unit buildings (e.g., 2242 Polk).

	> 7 times larger	> 6 times larger	> 2 times higher
	AVG. BUILDING SQ. FT.	AVG. PARCEL SQ. FT	AVG. # STORIES
MACRO SITES IN AREA (5)	44,694	12,906	6.2
1800 UNION	6,000*	2,133	3

Using property information from the Assessor's website, our analysis compared the five macro sites with 1800 Union, and clearly showed that:

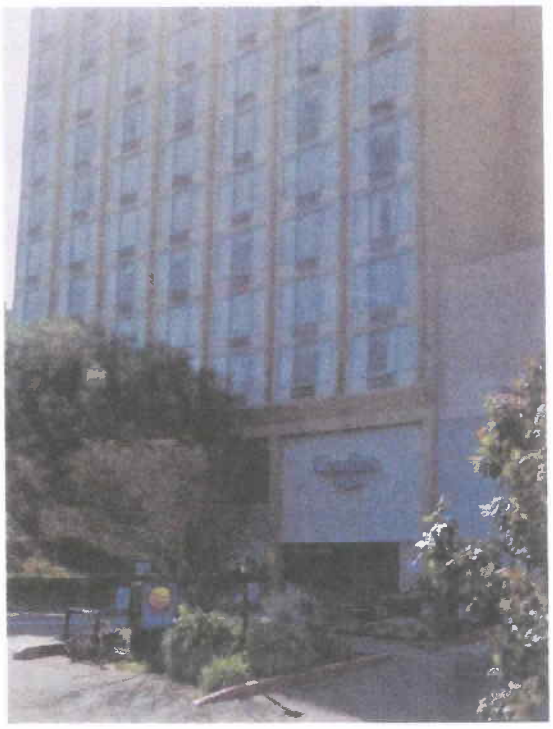
- The five other macro sites are significantly larger in terms of building and parcel area, number of stories, and number of dwelling units. In fact, one of the macro sites, the Comfort Inn Motel on Van Ness Ave., is more than **10 times** the building area of 1800 Union Street.
- 1800 Union is even *smaller* than the other micro site in the neighborhood at 2400 Polk Street.
- To install a macro site at would not only be inconsistent with the other macro sites, but would destroy any reasonable guidelines on what constitutes an appropriate building for a macro site.

COMPARISON OF 1800 UNION WITH FIVE OTHER MACRO SITES AND A MICRO SITE

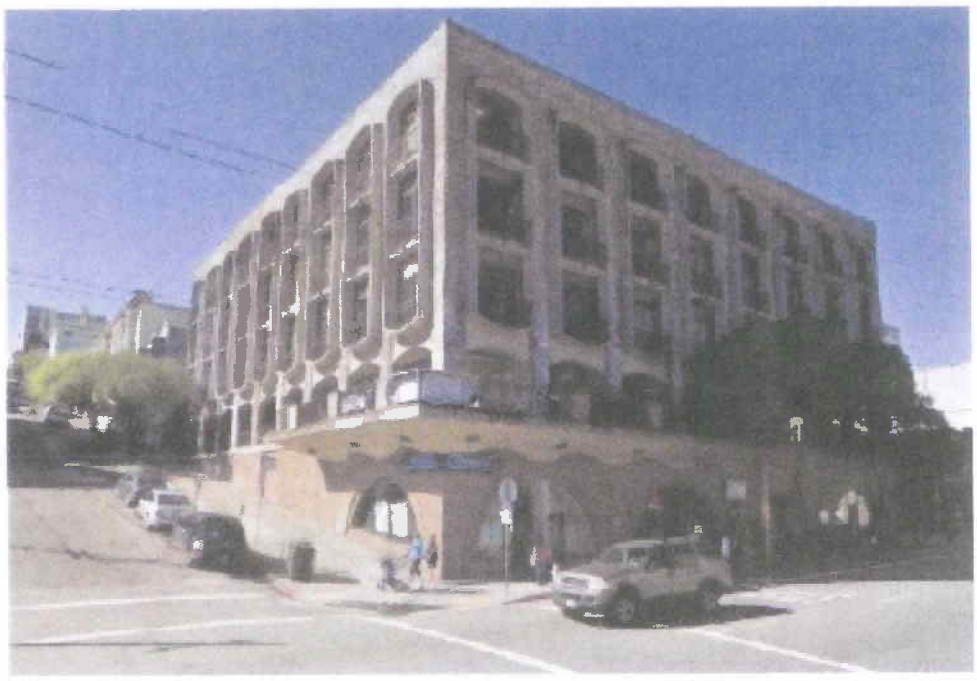
No.	Address	xStreet/Corridor	Building Type	Building Area / Parcel Area / # Units / # Stories		Current Cell Permit
CNU0049	2775 Van Ness Ave	Van Ness Ave	Comfort Inn Motel (140 rooms)	**B: 62,520 sq ft** P: 17,193 sq ft 140 units 11 stories		
CNU0741	2001 Union St	Union Street	Office building and various retail + public parking garage	**B: 84,236 sq ft** P: 17,810 sq ft* 6 stories	Comfort Inn Motel is 10 times more massive	
CCU5209	2242 Polk St	Polk Street	43-unit apt building and various retail	**B: 48,377 sq ft** P: 17,500 sq ft 43 units 4 stories		**Macro site**
CCU4946	1801 Broadway St	Broadway Street	12-unit apt building	**B: 17,070 sq ft** P: 3,300 sq ft 12 units 6 stories		
CNU5886	3110 Octavia St	Lombard Street	12-room tourist hotel/motel and retail	**B: 11,268 sq ft** P: 4,650 sq ft 12 units 4 stories		
CNU5273/ SF1773	2400 Polk St	Polk Street	10-unit apt building and restaurant	B: 7,685 sq ft P: 2,700 sq ft 10 units 4 stories		Micro site
CN5536	1800 Union St	Union Street	4-unit apt building and 1 retail	B: 6,000 sq ft* P: 2,133 sq ft* 4 units + 1 storefront 3 stories		Micro site

A look at each macro site follows:

A. Current macro site: 2275 Van Ness Avenue – Comfort Inn Motel, 11 stories, 140 units



B. Current macro site: 2001 Union Street – primarily office building with retail shops on ground level and underground parking garage, 6 stories



C. **Current macro site: 2242 Polk Street** – 43-unit apartment building with retail shops on ground level, 4 stories

D. **Current macro site: 1801 Broadway** – 12-unit apartment building, 6+ stories

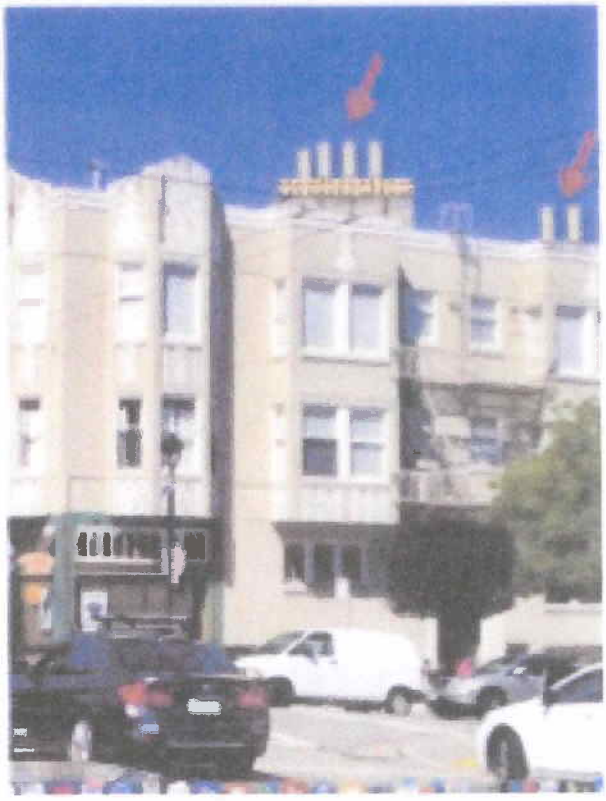
E. **Current macro site: 3100 Octavia** - 12-room tourist hotel/motel with retail on ground level, 4 stories

F. **1800 Union** – 4-unit apartment (condo) building with 1 small retail, 3 stories

The negative impact on the street views (renderings are illustrative only)

From half a block south on Octavia Street:

From half a block east on Union Street:



From half a block west on Union Street:

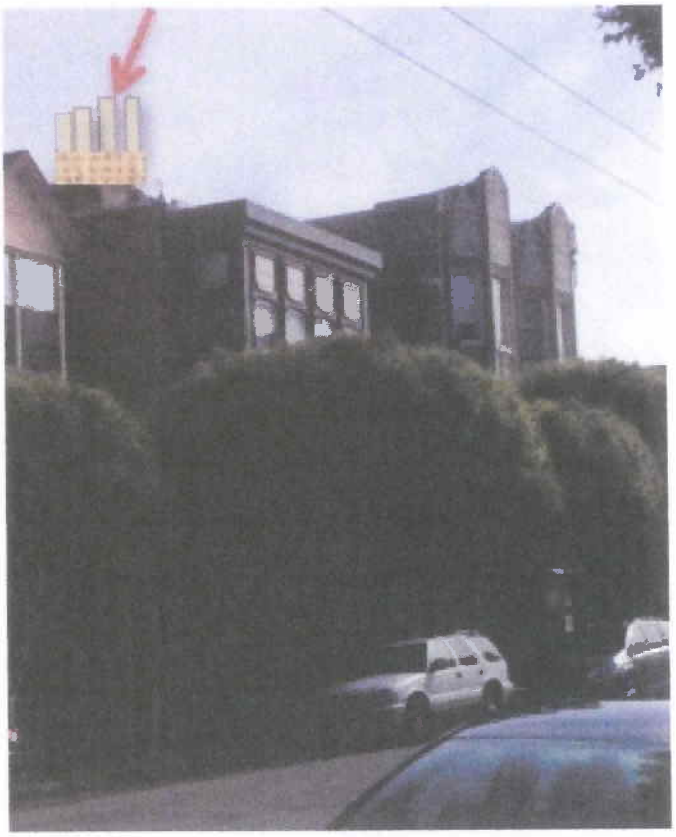


EXHIBIT C

WTS FACILITIES SITING GUIDELINES UPDATE

To: San Francisco Planning Commissioners
From: Megan Chechile
Re: WTS Facilities Siting Guidelines - AT&T Mobility Proposal for 1800 Union
Date: May 12, 2014

The City of San Francisco urgently requires an updated plan and more stringent guidelines for determining which buildings are appropriate to host Wireless Communication Facilities and which need to be off limits. These facilities are becoming larger, more numerous and densely packed, and are being proposed for buildings whose very character would be ruined by the addition of poorly designed faux architectural additions.

This is the same situation this Commission faced at 1700 Union. 1800 Union is another of our vintage buildings, a beautiful art deco from the 1930's, an important visual landmark in the corridors to Union Street, that should be off limits to such a large macro-site installation.

As it is now, even if a site is a Potential Historic Resource or Limited Preference Site, it can still be targeted to host highly visible telecommunications equipment which often degrades the buildings' architecture, the public view and character of the neighborhood. For these buildings and neighborhoods, there is currently:

- No limit on antenna mass (quantity and height);
- No plan for aggregate number and size of antenna installations within a specific area;
- No common standards on faux architectural guises allowed on architecturally unique buildings.

Which leads to:

- The size of these installations being too large and overwhelming for the building;
- No assessment of cumulative impact of multiple antenna installations and faux architectural additions to the public view, ambience and character of important, historic neighborhoods;

We need a PLAN. We should not have to go building by building, block by block and marshal the community to have to fight to preserve our beautiful buildings.

The application and interpretation of the current WTS guidelines are incongruent. Case in point -1800 Union Street:

There are several small whip antennas on the façade that those who know they are there, can look to find – otherwise they are hardly visible. These whip antennas, according to San Francisco Planning, would no longer be allowed due to a more stringent application of historic preservation standards:

"..The Planning Department in the past few years has worked to more consistently apply historic preservation standards (derived from US Secretary of the Interior's Standards for the Treatment of Historic Properties), as they relate to wireless, and to all projects, including buildings currently deemed **Potential** Historic Resources in the last decade,"

"As carriers modify existing facilities (swapping antennas) that were originally developed in the late 90's, we are often asking them to relocate sectors, for example, off of character-defining features (e.g. decorative cornices on primary facades)."[1]

However, a macro site, orders of magnitude larger than the few existing whip antennas, under current guidelines, would be permitted to be installed, adding almost a full story, with associated cabling, compressors, supressors, offset antenna bases and fencing to mar the rooftop of this beautiful, historic building. A much more profound visual impact!

This makes no sense! (See attached.)

While Planning did 'request' AT&T consider modifications, specifically to (1) reduce the overall size of the facility, (2) avoid removing a ~4 foot section of the art deco parapet, and (3) make visual improvements to the antenna bases to align with the look of the building; with the exception of agreeing not to permanently remove a historical architectural feature of the building, the answer from AT&T was basically, no. Again, this does not make sense!

" It's been an ongoing challenge trying to balance demands by carriers (often citing other Federal laws), and seeking to improve the design of facilities, and how they are sited on buildings considered known or potential historic resources."[2]

Is this how these resources of San Francisco – yes, these unique buildings are our resources and the VERY REASON people live here and come to visit -- are going to be treated? Once they are degraded, and the character of the neighborhood is degraded, it is gone forever.

I urge this Commission to do what was talked about during the hearings on 1700 Union – **establish a panel whose charter and goal is to evaluate and strengthen the guidelines the City uses to approach our unique architectural assets**. It is in the interest of the City and us as citizens to ensure we are preserving these buildings and the character and ambience of the neighborhoods that define San Francisco. This should not be sacrificed to poor planning and uneven application of outdated guidelines.

---

[1] Omar Masry, AICP, San Francisco Planning Department, May 4, 2014
[2] *Ibid.*

Current
Micro-site

NOW

Proposed
Macro-Site

PROPOSAL

EXHIBIT D

LETTERS FROM NEIGHBORHOOD & MERCHANT ASSOCIATIONS

UNION STREET IN HISTORIC COW HOLLOW
www.UNIONSTREETSF.com
1686 UNION STREET • SAN FRANCISCO CA 94123 • T: (415) 441-7055 • F: (415) 928-4750

San Francisco Planning Department
Attn: Mr. Omar Masry
San Francisco Planning Commissioners
1650 Mission Street, Fourth Floor
San Francisco, CA 94103

May 4, 2014

Re: Opposition to AT&T Mobility Proposal for **1800 Union Street** - Case No. 2014.0129C

Dear Mr. Masry and Commissioners:

The Union Street Merchants Association ("USA") objects to the degradation of another beautiful vintage buildings, a classic art deco building from the early 1900's, being targeted for installation of a large wireless communication facility by AT&T Mobility. We are opposed to this proposal for the same reasons we were opposed to the plans for 1700 Union Street: the proposal is incompatible with the building, architectural and design guidelines. It is too large and obtrusive for this short, narrow building. It is twice the size of the proposal for 1700 Union and would have a negative impact to the public view along the Union Street area via Octavia Street.

The USA has worked steadfastly for the last 50 years to preserve the historical significance of the area, including the beauty, integrity and architecture of buildings in the Union Street NCD. Visitors from all around the world come to Union Street for the very purpose of viewing 100+ year old buildings, beautifully maintained and painted, as they were in the 1900's. They shop at our stores, dine in our restaurants and take pictures of the unique streetscape. These buildings are the bedrock of our economy and an important part of San Francisco's heritage.

This Commission was set to deny the project at 1700 Union for the same reasons that make this project inappropriate:

- It does not fit with the architecture, architectural guidelines, and character of the building;
- AT&T's proposal is too large and over scale for the building; and
- AT&T has refused Planning's guidance to reduce the size of the installation.

AT&T's proposal for 1800 Union is ill considered and we respectfully request the Commission

oppose this proposal as well. There are other buildings not on Union Street which are suitable and do not violate any of the design or architectural guidelines applicable. This position is obvious and a careful selection criteria would not repeatedly put the USA in the position of having to argue to preserve these architectural and economic treasures of San Francisco.

Sincerely,

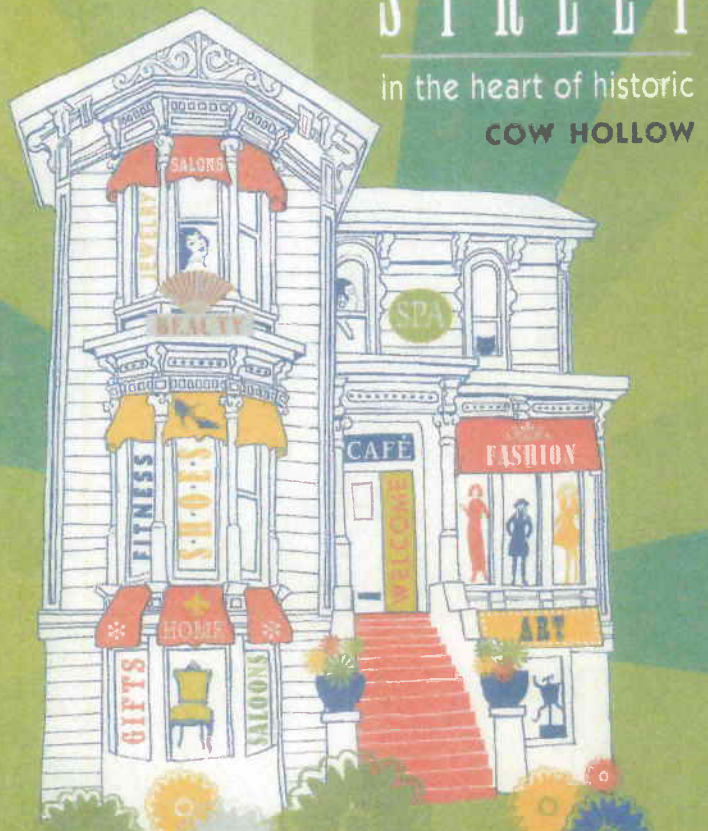
Union Street Merchants Association

Lawrence D. Murray

cc: Supervisor Mark Farrell

UNION STREET

in the heart of historic
COW HOLLOW



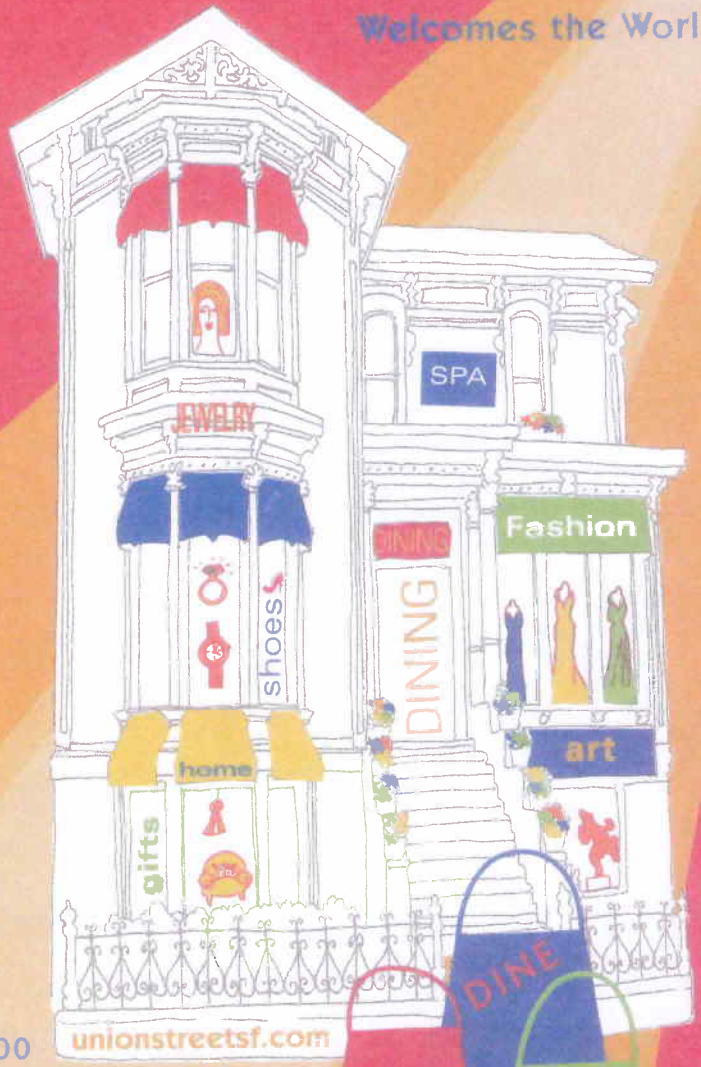
SHOP • DINE • REFRESH

over 200 special shops, spas & restaurants

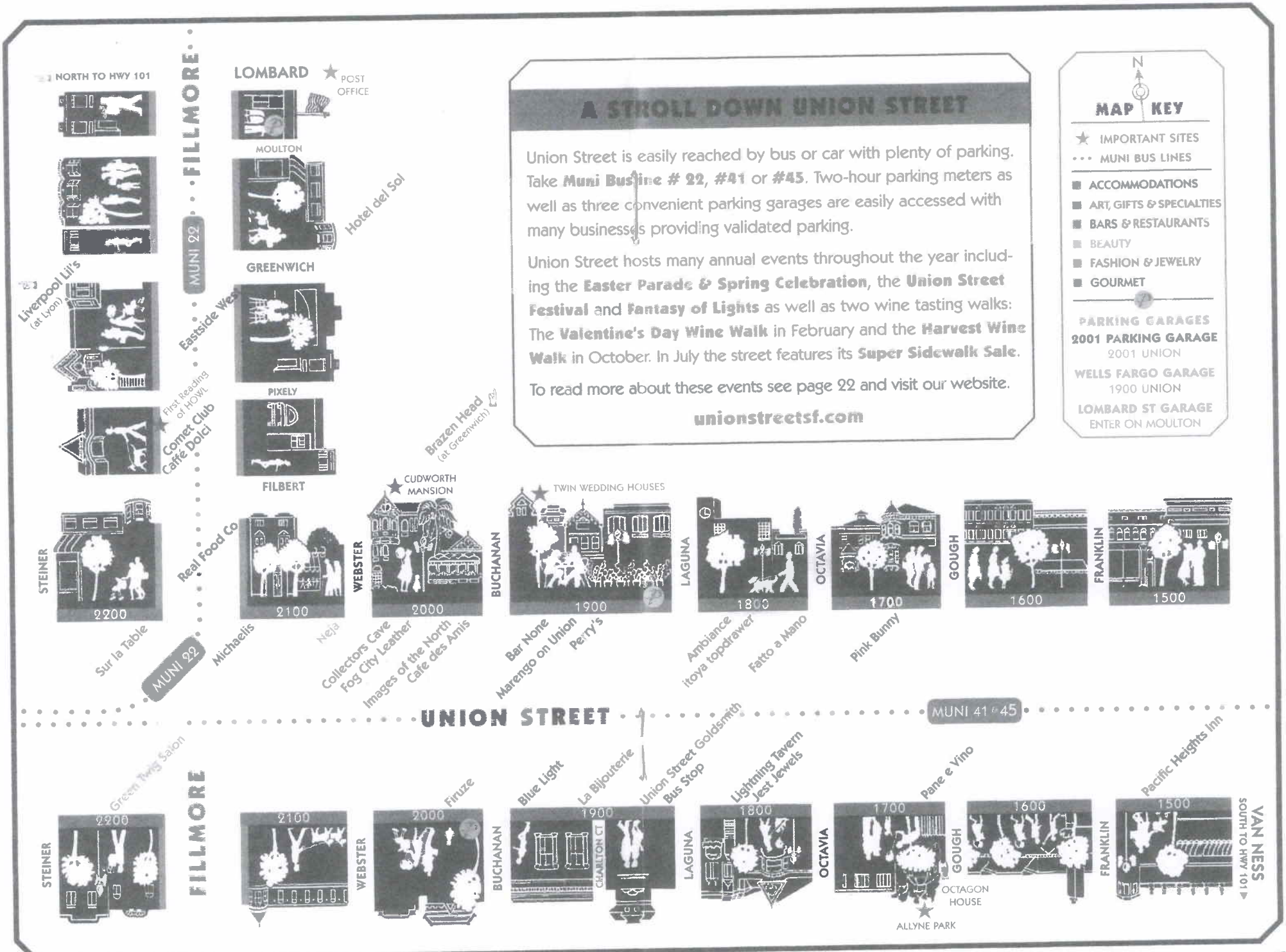
IN THE HEART OF HISTORIC COW HOLLOW

UNIONSTREET

Welcomes the World



OVER 200
SPECIAL SHOPS,
SPAS & RESTAURANTS



A STROLL DOWN UNION STREET

Union Street is easily reached by bus or car with plenty of parking. Take **Muni Busline # 22, #41** or **#45**. Two-hour parking meters as well as three convenient parking garages are easily accessed with many businesses providing validated parking.

Union Street hosts many annual events throughout the year including the **Easter Parade & Spring Celebration**, the **Union Street Festival** and **Fantasy of Lights** as well as two wine tasting walks: The **Valentine's Day Wine Walk** in February and the **Harvest Wine Walk** in October. In July the street features its **Super Sidewalk Sale**.

To read more about these events see page 22 and visit our website.

unionstreetsf.com

N

MAP KEY

- ★ IMPORTANT SITES
- • • • MUNI BUS LINES
- ■ ACCOMMODATIONS
- ■ ART, GIFTS & SPECIALTIES
- ■ BARS & RESTAURANTS
- ■ BEAUTY
- ■ FASHION & JEWELRY
- ■ GOURMET

PARKING GARAGES

2001 PARKING GARAGE
2001 UNION

WELLS FARGO GARAGE
1900 UNION

LOMBARD ST GARAGE
ENTER ON MOULTON

----- Message -----
From: Lesley Leonhardt <ll@imagesnorth.com>
To: Edwin.Lee@sfgov.org
Cc: Mark.Farrell@sfgov.org
Sent: Tuesday, May 6, 2014 11:22 AM
Subject: thank you

Dear Mayor Lee,

I am embarrassed to not have sent you a thank you note earlier than this email. Your visit to Union Street last month was most appreciated. We know you are busy and taking an hour out of your schedule is difficult. As you can see by your visit Union Street has some issues needed addressing and we are sure your staff will follow through. Already we see attractive new trash cans improving the street's look. It's possible some other ideas that we have offered will be followed up on as well so we are very pleased to have our concerns taken seriously.

We now need your office's help regarding **preserving our vintage old Victorians** which are under **attack by the Cell Phone Industry.** Already two of our most attractive buildings are targeted for installation of large and unsightly equipment spoiling the rooftops of heritage buildings. We have a devoted visitor base who are drawn to the neighborhood just to see the beauty of our buildings. Is there any way you can help us stave off this onslaught of technology? We would be eternally grateful if our historic buildings could be exempted from this onslaught. I'm sure there are other locations suitable for their needs but they seem to be unwilling to compromise.

Again, many thanks for your visit. We appreciate your concern for SF Neighborhoods and the programs in place designed to help them survive.

Sincerely,
Lesley Leonhardt

--
Lesley Leonhardt
Executive Director
Union Street Association
2036 Union Street
San Francisco, CA 94123

Tel.: (415) 441-7055

email: ll@imagesnorth.com
website: www.unionstreetsf.com

Welcome to

UNION STREET

cow hollow

octagon house

victorian walks

History of Cow Hollow

San Francisco's fascinating history provides the setting for the rich architectural flavor of the Union Street area.

In 1776 when San Francisco's first settlement was established on the Presidio, Cow Hollow was filled with freshwater springs, grassy meadows and sand hills inhabited by wildlife. In the mid-1800s settlers came to the area, then known as Spring Valley, and soon began farming around a large lagoon. It wasn't long before dairy farming became the predominant activity; hence the name Cow Hollow, which has survived to the present.

Union Street follows the unpaved road which once linked the developing city with the Presidio. As San Francisco rapidly expanded during the Gold Rush, the area continued to prosper and to become more fashionable. Prominent San Franciscans settled here and erected impressive mansions in the 1860s and 1870s, built in the ornate Victorian style.

HOME

Among the most famous houses was the Casebolt mansion at Union and Pierce, Mayor Ephraim Burr's house at Filbert and Van Ness, and William McElroy's Octagon House at Gough and Union. At 2040 Union, the center of present day Union Street, stands the farmhouse built by dairy rancher James Cudworth and at 1980 Union stand the two identical Victorian houses he erected as wedding presents for his two daughters.

In 1891 the area was developing so rapidly that all livestock was ordered out of Cow Hollow and the lagoon was filled in to make way for houses. Cow Hollow became a residential area where distinguished, yet comparatively more austere, Edwardian-style homes were developed along side fanciful Victorian mansions. Fortunately, Cow Hollow sustained little damage in the earthquake and fire of 1906 so that the buildings of the area, preserved much as they were at the turn-of-the-century, can still be seen today.

In the 1950's Union Street emerged as one of the City's most charming shopping districts where old Carriage houses, barns and Victorians—including the Cudworth Mansion and the Twin Wedding Houses—were carefully renovated to accommodate new stores and restaurants. Today, Union Street is one of San Francisco's foremost shopping streets.

Marina – Cow Hollow Neighbors and Merchants

2742 Baker Street

San Francisco, California 94123

415-567-7152

May 4, 2014

San Francisco Planning Commissioners
Omar Masry - Planning Department
1650 Mission, 4th Floor
San Francisco, Ca. 94103

Re: AT&T Plans / 1800 Union Street - Case No.

Dear Commissioners:

The **Marina Cow Hollow Neighbors & Merchants Association** is opposed to AT&T's plan for a large wireless facility at 1800 Union Street.

It is not appropriate for such a large installation to be put on this beautiful, historical building in the Union Street shopping district. These buildings are what bring tourists and shoppers to this area - one of the districts that defines San Francisco. On 1800 Union, the large box tower and vent pipes would be visible to visitors who walk and drive down Union Street and blocks the view for people walking/driving north down Octavia Street to the Bay. It does not match the architecture of this building and overwhelms the structure. You can't hide this amount of equipment on this building and keep the character that tourists want to visit, and take pictures of, often from tour buses. It would have a negative impact.

Additionally, there are so many of these going up and being proposed to go up in this area that we are becoming saturated with these tower boxes, which will ruin the character of this neighborhood. These unique buildings are very important to our merchants for attracting tourism and business and should be off limits for these large antenna installations. We ask the Commission to strengthen the rules about what is appropriate and what is not on these landmark buildings. 1800 Union is clearly not an appropriate location for this size of a facility.

Finally, we want to state for the record the community is not being properly noticed by the wireless companies on these projects. The notices look like junk mail. Many people are not aware of what is happening until a notice for the hearing goes up on the building or in some recent cases until construction starts. This is not acceptable.

Sincerely,

Patricia Vaughey

Patricia Vaughey - President
Cc: Supervisor Mark Farrell

Post Office Box 29086, Presidio Station, San Francisco, California 94129 (415) 931-3438

April 25, 2014

Mr. Omar Masry
San Francisco Planning Department Suite 400
1650 Mission Street
San Francisco CA 94103

Re: Case No. 2014.0129C
ATT Wireless Communication Facility Application for 1800 Union Street

Dear Mr. Masry:

Golden Gate Valley Neighborhood Association (GGVNA) strongly opposes AT&T's proposal for a wireless communication facility at 1800 Union Street.

This 1933 building is a beautiful example of art deco architecture and is a unique part of the historic Union Street NCD. The proposed installation is not acceptable for this building, which has been classified as a potential historic resource. The building is too short and too narrow to disguise the installation, which would be clearly visible to anyone traveling east/west on Union Street and north/south on Octavia.

The size of this proposed facility is better suited for taller buildings, such as those located on the Van Ness/Lombard corridors as well as several in areas adjacent to the neighborhood.

GGVNA works diligently to preserve the character and charm of historic Golden Gate Valley—of which the Union Street NCD is a central part—for the benefit of both residents and visitors from around the world. In addition to recommending this application be denied, GGVNA urges the planning department to enact measures that ensure these types of buildings are protected, so that the community is not put in the position of having to go block by block to save the architectural integrity of this unique area of our city.

Sincerely,

Robert Bardell Digitally signed by Robert Bardell
DN: cn=Robert Bardell, c=US, o=Golden Gate Valley Neighborhood Association, email=bbardell@comcast.net
Date: 2014.04.25 15:49:12 -07'00'

Robert Bardell
President

PACIFIC HEIGHTS RESIDENTS ASSOCIATION

2184 SUTTER STREET, # 178
SAN FRANCISCO, CA 94115
TELEPHONE: (415) 922-3572

4 May 2014

Omar Masry Via e-mail
Wireless Planner
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: OPPOSE Case No.: 2014.0129C, 1800 UNION ST, AT&T Mobility Wireless Macro WTS

The Pacific Heights Residents Association represents San Francisco Residents within the PHRA's boundaries of Van Ness, Union, Presidio and Bush. PHRA has long supported the preservation of neighborhood character, and in particular respect for the historic character of this area.

As such, PHRA joins those neighbors opposed to the proposed AT&T Mobility facility at 1800 Union St. This site is immediately across the street from our northern boundary, and we are disappointed that ATT failed to notify PHRA of this proposed installation; we have many members in the notice area.

The "faux" architectural elements do a disservice to the historic character of the building.

Proposals to use fake architectural features to disguise contemporary additions to buildings of historic character are inappropriate, especially when the faux features are not consistent with the building design. The scale of the WTS disguises is also inappropriate.

We also note the creative and misleading use of photo simulations to suggest minimal visual impact. For example, Photo Simulation 2 "...as seen looking north from Octavia Street" is taken from the SE corner of Union Street, where the angle of view is very different than what would be seen heading north on Octavia. This roof is visible from as far away as the Jackson intersection, and would be visible for some distance to anyone travelling N on Octavia - hardly a minimal visual impact.

PHRA urges you to reject this proposal as inappropriate to the historic character of the building and the neighborhood.

Sincerely yours,

Paul H. Wermer
Board Member, Pacific Heights Residents Association

Cc: Golden Gate Valley Neighborhood Association, c/o Bob Bardell
Supervisor Mark Farrell
San Francisco Planning Commission, via Commission Secretary

May 9, 2014

Mr. Omar Masry,
San Francisco Planning commission
1650 Mission Street
San Francisco, Calif. 94103

Re: AT&T Macro Facilty at 1800 Union St.
Case # 2014.0129

Dear Mr. Masry and Commissioners,

I am writing to oppose the proposal for a 6 antennae installation on the roof of the building at 1800 Union Street on the grounds that, as proposed, it will be clearly visible and therefore a blight on this Art Deco structure which has been designated a San Francisco Potential Historic Resource building. As a 40 year resident of this Neighborhood I have actively worked to retain its unique architectural heritage both as a member of the Union Street Committee in the 1970's, and in the restoration of my own 1891 Queen Anne Victorian.

May I remind you that the Commission denied a similar proposal...though only half this size...for a Macro Site at 1700 Union Street for exactly this reason. Please consider this precedent and the importance of protecting our visually valuable buildings from such a large and industrial intrusion. Opposing this installation makes good economic sense in light of existing and future tourist dollars.

Sincerely,

Donna Morrison
Gough Street Property Owners Association
2523 Gough Street
San Francisco, California 94123

EXHIBIT E

LETTERS FROM RESIDENTS & MERCHANTS

Bridget Maley
1715 Green Street
San Francisco CA 94123

May 12, 2014

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

Re: AT&T Mobility
Macro Facility Application for 1800 Union Street
Case # 2014.0129

Dear Mr. Masry, President Fong, Vice President Wu, Commissioners Antonini, Borden, Hillis, Moore and Sugaya:

Please deny this application as it will impact a historic building. This structure has wonderful Art Deco characteristics. The building is too low and narrow to hide the proposed installation. The proposed Macro Site is inappropriate for this historic commercial street and for the historic structure. It will ruin the streetscape of an important shopping/ dining district. 1800 Union is a Potential Historic Resource and a full evaluation of the impact of this project should be provided. Please be reminded that the Commission recently voted to deny an AT&T application for a Macro Site, half this size, proposed for 1700 Union, one block away in October 2013. This previous project was denied for the same reasons, setting a strong precedent for limiting facilities like this on historic buildings along Union Street.

Sincerely,

Bridget Maley,
Former President, Landmarks Preservation Advisory Board (2004-2008)
Appointed by Mayor Gavin Newsom

C. A. Mackenzie
1713 Green Street
San Francisco, CA 94123
415.885.6094

May 1, 2014

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

Re: AT&T Mobility
Macro Facility Application for 1800 Union Street
Case # 2014.0129C

Dear Mr. Masry, President Fong, Vice President Wu and Commissioners Antonini, Borden, Hillis, Moore and Sugaya:

Please reject this application for the Macro Transmission facility at 1800 Union Street.

1800 Union Street is located at the eastern end of Cow Hollow's Union Street shopping and dining district which is heavily promoted by the San Francisco Chamber of Commerce for its' historic significance. This narrow, 3-story primarily residential building, built in 1933, features an elaborate roofline and beautifully detailed façade exemplifying the Art Deco era. AT&T's proposal for 6 antennae and related equipment, supported by the significant expansion of the existing penthouse, is better suited to the taller, wider buildings such as 2001 Union Street or those on Van Ness or Lombard Streets. It will be clearly visible to all pedestrians and drivers from adjacent Union Street and from residential/commercial units on the same level or on higher ground to the south, west and east.

On October 17, 2013, your Commission voted to deny AT&T's proposal for a 3-antennae Macro site on the roof of 1700 Union Street. The reasons to deny the current application are identical:

- 1800 Union is also too short and narrow to hide the proposed enormous, industrial scaled installation from the view of thousands of tourists and residents.
- 1800 Union's historic beauty and significant architecture will also be desecrated by the proposed installation.
- !800 Union is also a Potential Historic Resource building and greatly contributes to historic architecture of the district's street scape.

This is a beautiful building. Please protect it and the historic nature of our neighborhood. Deny this application.

Sincerely,

C. A. Mackenzie

Candace A. Mackenzie

cc. Supervisor Mark Farrell

To: The Planning Commission / Dept. of Planning
City and County of San Francisco
1650 Mission Street, San Francisco, Ca 94103-2414

Re: Case No.: 2014.0129C - Project address: 1800 Union St.

From: Shirley A. Jacobs (Mrs. John H.)
2823 Octavia Street, San Francisco, Ca 94123
(North of and immediately adjacent to subject site)

Dear Commissioners:

From the early 1970's to the early 2000's, home-owners and renters on my block and the block above (Octavia btwn. Union and Green) joined forces and achieved the following improvements:

1. Formation of Neighborhood Assoc. = Golden Gate Valley
2. Planting of first street trees
3. Undergrounding of overhead utility wires (our major success!!)
4. Related with Union St. merchants for mutual preservation of historic shopping, dining area and sight-seeing of historic architecturally interesting Cow Hollow buildings.

The above referenced application and proposal for 1800 Union Street, if approved, would create visual blight and nullify most of the amenities that we savored and now enjoy. Please, stem this "rising tide" of this sea of unsightly antennas and attachments on roof tops.

Thank you! Shirley Jacobs May 12, 2052

Czember Studios
1782 Union Street
San Francisco, California 94123
415.474.1782

To: The Planning Commission of San Francisco

Subject: Antenna Equipment Installation on 1800 Union Street

Dear Commissioners,

I am a commercial photographer and a proud owner / caretaker of a wonderful building on Union Street for over 40 years. I take great pride in my building and its role in making Union Street a destination for visitors to see old San Francisco. After all these years, I am used to seeing the tour buses slow as they drive past my building to take pictures. Even though I sometimes feel like I feel I am in a fishbowl, it is a matter of pride that my building contributes to the unique architecture of this area and in pictures taken by fellow photographers, amateur and professional.

You won't find it surprising, perhaps, that I am against the current plan to install a large amount of antenna equipment on the top of the corner building at the cross of 1800 Union/Octavia Streets. I am surprised and saddened this would even be considered for this building. It is a very special, art deco building, from the early 20th Century – there are no others quite like it in this area. It really should be preserved - not be overshadowed by the unnatural visual of antenna pipes protruding from the beautiful roofline. It would add almost an entire story on top of this building – a very unsightly one that does not match the architecture of the building.

We need to be vigilant, sometimes against the opinion of the day, to make sure we all are doing what we can to preserve the unique and valuable history of San Francisco. The new can certainly exist along with the old, it makes life interesting – but there have to be lines that aren't crossed, as once you damage something, you can't get it back. Putting this large technical facility on a building in the heart of such an architecturally important historic area is just wrong. I encourage AT&T to look elsewhere in the area for a more appropriate location for their equipment.

Regards,

Jerry Czember

MAY 8, 2014

Ryan Slosson
2804 Octavia St.
San Francisco, CA 94123

Dear Planning Commission,

I am severely disappointed with the recent decision to even consider adding cellular antennas atop the 2801 Octavia building. As a longtime resident of the area, I feel as if these new structures would severely detract from Union Street's unique architecture. Quite often visitors and tourists comment on the look and feel of the street.

Following is an excerpt from www.unionstreetshop.com , "Union Street offers all the charm and service of an old-fashioned shopping street where you can find virtually anything you need within walking distance." Further, they write, "Many of San Francisco's finest stores and restaurants are nestled in quaint and colorful courtyards making strolling and browsing on Union Street a delightful adventure." Why taint this treasured street with large antennas? I am surprised this is even being considered.

Please do the right thing and protect the architecture integrity of this city treasure intact.

Kind regards,

Ryan Slosson

May 8, 2014

To: The San Francisco Planning Commissioners

Re: 1800 Union Street Antennas

My name is Farzad Arjmand and I am the owner of Dantone, a small shoe and clothing store on Union Street. I've been in business at the intersection of Union and Octavia Streets for 28 years. I have had my shop all these years for a reason: many of my customers come here just because it has beautiful and older buildings which is good for my business. It is what makes this area and San Francisco special for people and the reason they come here from all over the world.

I have seen the plans by ATT Cellular for the antennas and boxes on top of 1800 Union. I can't believe this would be allowed to happen on this building. It is a lot of equipment to put on this building and would be very noticeable and change the look. The large one in the middle would stick out against the building like smoke stacks! See this picture taken from the corner in front of my shop. I drew the plan in on top to show you how ugly this would be!

I am against this plan. There has to be better buildings to put this antenna equipment on in the area – where the cell towers would not stick out so much and be against the look of the building. It's a very old, interesting building and gets a lot of attention being on the corner. I see people taking pictures all the time – we have really beautiful buildings here. There are other places around here to put this where it won't stick out. Why doesn't AT&T Cell want to work with the neighborhood to find a better place so they don't do damage?

Please have them do something with less equipment on a less visual building in the neighborhood.

Thank you.

Farzad Arjmand
DANTONE
1786 Union Street
415-776-7008

octavia & union in front of store!

May 13, 2014

Opposition to AT&T Mobility Macro Facility Application for 1800 Union Street
Case # 2014.0129

Dear Mr. Masry, President Wu, Vice President Fong, Commissioners Antonini, Borden, Hillis, Moore and Sugaya:

I'm writing to request that the Proposed AT&T Mobility Macro Wireless Facility at 1800 Union Street be denied for the reasons cited below.

This large macro site installation would negatively impact the beautiful sweeping City views in the Public Right of Way on the Union and Octavia Street corridors leading visitors to Cow Hollow. **It would be visible blocks away to foot and automobile traffic, degrading the historic character, heritage and beauty of this District.** This important and precious visual aspect of the Public Right of Way should not be taken away from the public and ceded to private corporations. It must and needs to be preserved.

1800 Union is a rare and prominent Art Deco building of the same era and style as the Golden Gate Bridge - both are of vital importance to the preservation of San Francisco's architectural heritage. This site at 1800 Union, another important intersection on historic Union Street, is double the size that was proposed for 1700 Union, which was denied by this Commission.

According to Article 7 of the San Francisco Planning Code, outside wireless facilities are not allowed in Neighborhood Commercial Districts (NCD). Article 7 prohibits the installation of a wireless facility like AT&T's outside of the building (see excerpted Code attached.) Although the City has previously argued that wireless facilities fall under the 'exception' to this rule -- there are numerous experts and consultants involved with the City's wireless issues that remain convinced that a strong and winning case can be made that they do not.

Residents and Merchants have worked very hard for many years to transform this neighborhood from a deluge of unsightly wires/telephone poles, unattractive street lights and no trees to what it is today, **a post card picture commercial district that is a hub for small business and very important to tourism for this City**. Is all this work now to be marred by a large antenna installation protruding from the skyline?

AT&T needs to find a more suitable, less visible location off the visible corridor of Union Street.

Thank you for your consideration of my request.

Skye Czember
Board Member, Golden Gate Valley Neighborhood Association

San Francisco Planning Code – Article 7 Excerpts

ARTICLE 7 – NEIGHBORHOOD COMMERCIAL DISTRICTS

SEC. 703.2. USES PERMITTED IN NEIGHBORHOOD COMMERCIAL DISTRICTS.

(b) Use Limitations. The uses permitted in Neighborhood Commercial Districts are either principal, conditional, accessory, or temporary uses as stated in this Section, and include those uses set forth or summarized and cross-referenced in the zoning control categories as listed in Paragraph (a) in Sections 710.1 through 737.1 of this Code for each district class.

(1) Permitted Uses. **ALL PERMITTED USES SHALL BE CONDUCTED WITHIN AN ENCLOSED BUILDING IN NEIGHBORHOOD COMMERCIAL DISTRICTS,** unless otherwise specifically allowed in this Code. **EXCEPTIONS FROM THIS REQUIREMENT ARE:** uses which, when located outside of a building, qualify as an outdoor activity area, as defined in Section 790.70 of this Code; accessory off-street parking and loading and **OTHER USES LISTED BELOW** which function primarily as open-air uses, or **WHICH MAY BE APPROPRIATE IF LOCATED** on an open lot, **OUTSIDE A BUILDING,** or within a partially enclosed building, **SUBJECT TO OTHER LIMITATIONS OF THIS ARTICLE 7 AND OTHER SECTIONS OF THIS CODE.**

No.	Zoning Control Category
.83	Public Use (selected)

SEC. 790 – DEFINITIONS FOR NEIGHBORHOOD COMMERCIAL DISTRICTS

SEC. 790.80. PUBLIC USE.

A publicly or privately owned use which provides public services to the community, whether **CONDUCTED WITHIN A BUILDING** or **ON AN OPEN LOT**, and which has operating requirements which necessitate location within the district, including civic structures (such as museums, post offices, administrative offices of government agencies), public libraries, police stations, transportation facilities, utility installations, including Internet Services Exchange, and **WIRELESS TRANSMISSION FACILITIES**. Such use shall not include service yards, machine shops, garages, incinerators and publicly operated parking in a garage or lot. "Publicly operated parking" is defined in Sections 790.8 and 790.10 of this Code. Public uses shall also include a community recycling collection center, as defined in Subsection (a) below.

(a) Community Recycling Collection Center. A public use, which collects, stores or handles recyclable materials, including glass and glass bottles, newspaper, aluminum, paper and paper products, plastic and other materials which may be processed and recovered, if within a completely enclosed container or building, having no openings other than fixed windows or exits required by law, provided that: (1) flammable materials are collected and stored in metal containers and (2) collection hours are limited to 9:00 a.m. to 7:00 p.m. daily. It does not include the storage, exchange, packing, disassembling or handling of junk, waste, used furniture and household equipment, used cars in operable condition, used or salvaged machinery, or salvaged house-wrecking and structural steel materials and equipment.

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 77-02, File No. 011448, App. 5/24/2002)

SAN FRANCISCO PLANNING COMMISSON
c/o Mr. Omar Masry – Wireless Planner

Re: 1800 Union Street – AT&T Mobility

Dear Planning Commissioners:

Several weeks ago my wife and I attended the community meeting regarding the wireless facility (macro site) being pursued by AT&T Mobility for the 1800 Union Street location. Although we didn't receive a notice, we noticed the sign on the building and attended since we were interested to hear what their plans were being it is on the other corner. We came away from the meeting very disappointed.

The project representatives were unable to answer many of the questions asked – the only items they seemed to be able to answer were questions from a few neighbors regarding radio wave safety. We specifically asked them at that meeting, and asked the San Francisco Planning Department afterwards, since AT&T could not answer, why such a large site would be necessary in this residential area.

A coverage map of the neighborhood (see attached) indicates that there is clearly sufficient coverage within 2 blocks in every direction. A macro site serves ~3 square blocks. The site they proposed does not touch any block that isn't already within 3 square blocks of an existing macro site for AT&T. **Moreover, AT&T is in the process of installing a new large site (12 antennas) two blocks from 1800 Union, which was not factored in the coverage analysis provided by their consultant for this project.** From a planning perspective, **we absolutely do not think their request meets the necessity requirement and they have provided no hard evidence of need**.

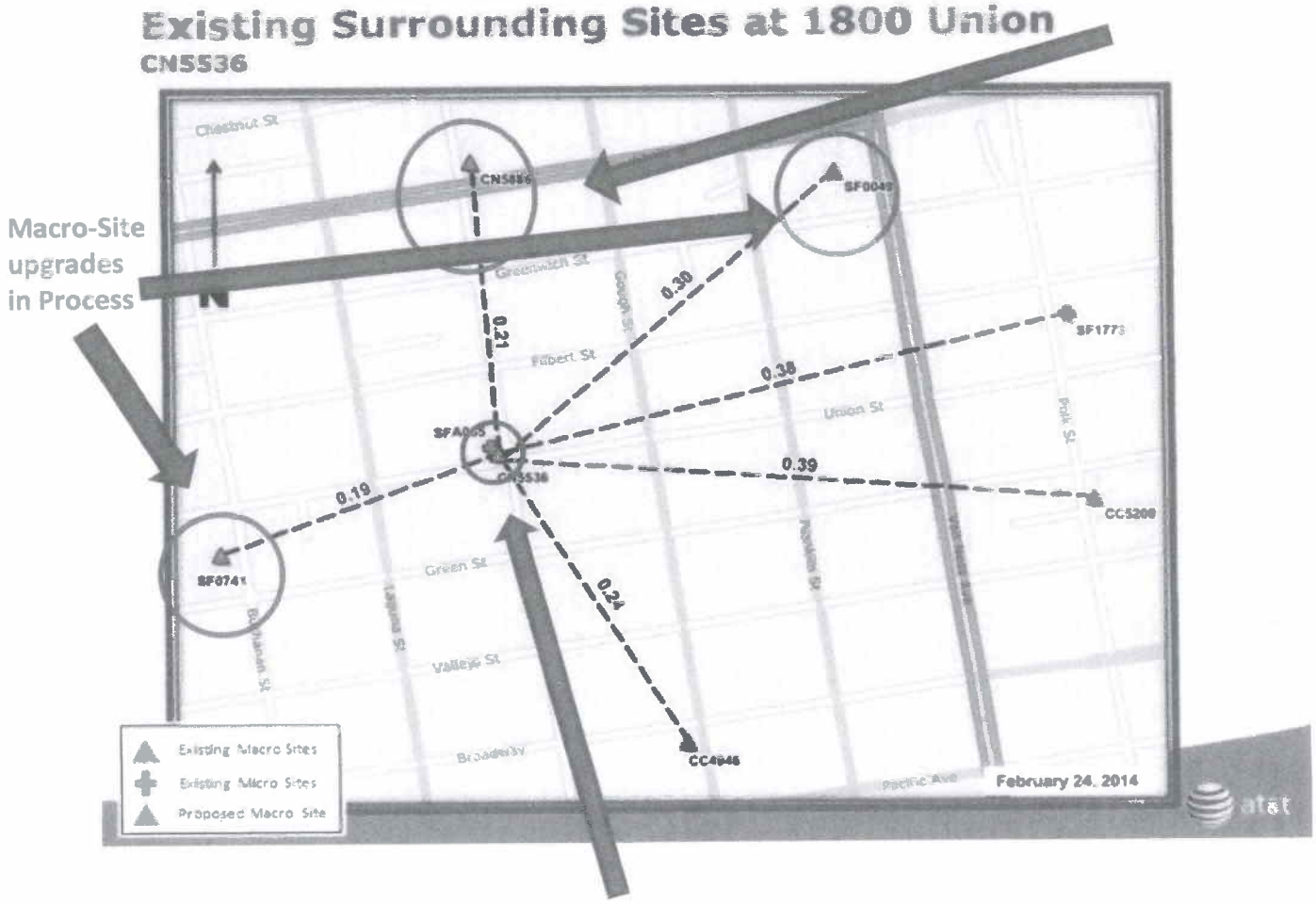
Additionally, the development and appearance of the new structures will be a significant alteration to the skyline for those of us who are on the second or third floors of surrounding buildings, on Union and up Octavia, with views of the Bay and Golden Gate Bridge. The additional height of the tower and antennas will be an eye-sore to the public and the tourist crowd that frequents this area. It would change the look of the building and the feel of the entire block. Personal feelings aside, it's hard to imagine why this would be considered for a corner building of this significance in this tourist district that is known for its buildings.

In our view, a large facility like this is better located off a major residential neighborhood and important small business street and definitely off such a unique and historic neighborhood building. Again, we would like to emphasize how strongly we are opposed to the size and scope of the project being proposed for this building.

Sincerely,

Peter & Alana Ackerson
1794 Union Street, SF CA
May 11, 2014

New 12 Sector Macro-Site
Under Construction



Macro-Site
upgrades
in Process

Proposed Macro-Site 1800 Union

From: **Albert L. Thuesen III, Esq.** althuesen@gmail.com
Subject: AT&T Mobility facility Octavia & Union
Date: May 9, 2014 at 3:18 PM
To: omar.masry@sfgov.org

May 9, 2014

VIA EMAIL ONLY

OMAR MASRY, AICP
WIRELESS PLANNER
San Francisco Planning Department
omar.masry@sfgov.org
P. 415.575.9116 | F. 415.558.6409
1650 Mission Street | 4th Floor | San Francisco | CA 94103

RE: PROPOSED CELL TOWERS AT UNION & OCTAVIA

Dear Mr. Masry:

I've reviewed the materials you provided to me April 2. Thank you for providing same. I write to again restate my view and request that the City Planning Commission deny any permits for installation of new cell towers at Octavia & Union. According to the map you provided there are already an *abnormally high* amount of existing "Tier 1 PCS wireless facilities (AT&T Mobility, T-Mobile, Sprint, Verizon Wireless)" in this exact area. Why must Cow Hollow become the hub of all cellular activity in the City, or this side of town? There is no rational basis, from what I can see, to install these here. There are roughly 14 in the 15 square block radius according to your map.

According to the Planning Commission's own principal standards, "preservation" in one of the key principals to evaluate. According to Webster's, "Preserve" (a verb, \pri-'zərv\), is defined as:

: to keep (something) in its original state or in good condition
: to keep (something) safe from harm or loss
: to prevent from decaying

Installation of these unhidden towers, on what is far from the highest peak of the area, do NOT keep the neighborhood in "its original state or in good condition", "safe from harm", "from decaying". These towers downgrade the intrinsic beauty of the neighborhood from unsightly view lines, to the low constant humming they often transmit.

I am a native San Franciscan, and while the ever evolving boundaries of our "tech-neighborhoods" are progressive – some parts of a neighborhood just don't get better with too much tech. These antennas destroy the sight lines to the Bay, the islands, Marin, and the boats: which is a major drawing to living here in the first place(!).

This is basically what our view would turn into. Seriously. Every day. Every night. Mornings. Holidays. When friends come over. For children to stare at. Every day. Off days. Work days. 4th of July. During fireworks. During Fleet Week. This would be the view of many, many, of my neighbors.

On a personal note, I don't know of any resident or visitor in the area who has cell reception problems here: the signal is already very strong. Thus, I strongly query who in fact are the "community members" who are voicing concern? This is a strait money grab. The design plans I've seen are hideous. The site is too large for this residential area and the footprint of the building.

Union street is indeed a popular commercial district, however, it is but ONE street in this vast neighborhood, and their commercial transient tenants' interests are already provided an unbalanced amount of weight on issues of noise pollution, traffic, policing, and safety. I don't think its commercial nature (the few) should *unduly and unfairly be given weight* against the residents here (the many). The requested/planned towers are out of character with the Edwardian and Victorian architectural style of the area: anchored in the tenancy of the Octagon House. This is exactly why families have been moving here for decades.

The fight to keep the permanent character of a neighborhood is often waged by a few lifetime (often quiet) residents, before officials in transitional occupations (i.e. temporary government officials), against proponents with no historical/personal/familial ties to the neighborhood who will by all statistical accounts be long gone in a short matter of years: while permanent infrastructure and damage has been done to the neighborhood.

These issues mean a lot to me. I query: are the proponents of these towers area residents? Natives? What if this was being placed in front of your home? In front of the home of your parents? That of your children? This is my neighbors home: and if this is truly needed for performance reasons, I recommend their proposal be supported by an actual resident of the neighborhood for a minimum of 10 years. I suspect that is NOT the case anyway.

Thank you for your consideration of my family's view. Pun intended.

On a personal note, I see from your online profile that you are a Veteran. Humbly, thank you for your service.

Very Truly Yours,

****

Albert L. Thuesen, III
Attorney
althuesen@gmail.com
Lic: California, Nevada, Oregon, Washington

Marisa Battilana
Luciano Battilana
Joseph Nayfach-Battilana
Stephen Nayfach-Battilana
2 Jasmine Lane
San Rafael, CA 94903

May 10, 2014

Omar Masry/Wireless Planner
San Francisco Planning Department
1650 Mission Street, Fourth Floor
San Francisco, CA 94103

Re: Opposition to ATT Mobility Wireless Macro Site
Case #2014.0129C, 1800 UNION STREET

Dear Sir:

We are owners of the flats across from the proposed to the above-referenced facility (2820-2824 Octavia St.). Our parents/grandparents bought these flats, and Luciano and Marisa grew up at 2824 Octavia. We have wonderful memories of this neighborhood and value its historic character. We have valued tenants who appreciate this neighborhood and the lovely view of the bay from their living room windows. The proposed facility would spoil the view from the upper flat and would have a negative impact on the value of our property.

The proposed facility is not consistent with the preservation of the historic character of this area. The creative photo simulations provided by ATT, taken only from certain angles, suggest there would be a limited visual impact from this installation. That is not the case. The size of the facility is quite large for this building and would be clearly visible from several blocks away heading to the Union Street shopping district south on Octavia from Marin, and north on Octavia towards the Bay.

We urge you to reject this proposal because placement of this large of a facility on such a beautiful landmark building in the Union Street shopping district would degrade not only the building itself, but the historic character of the neighborhood.

Sincerely,

Marisa Battilana

Luciano Battilana

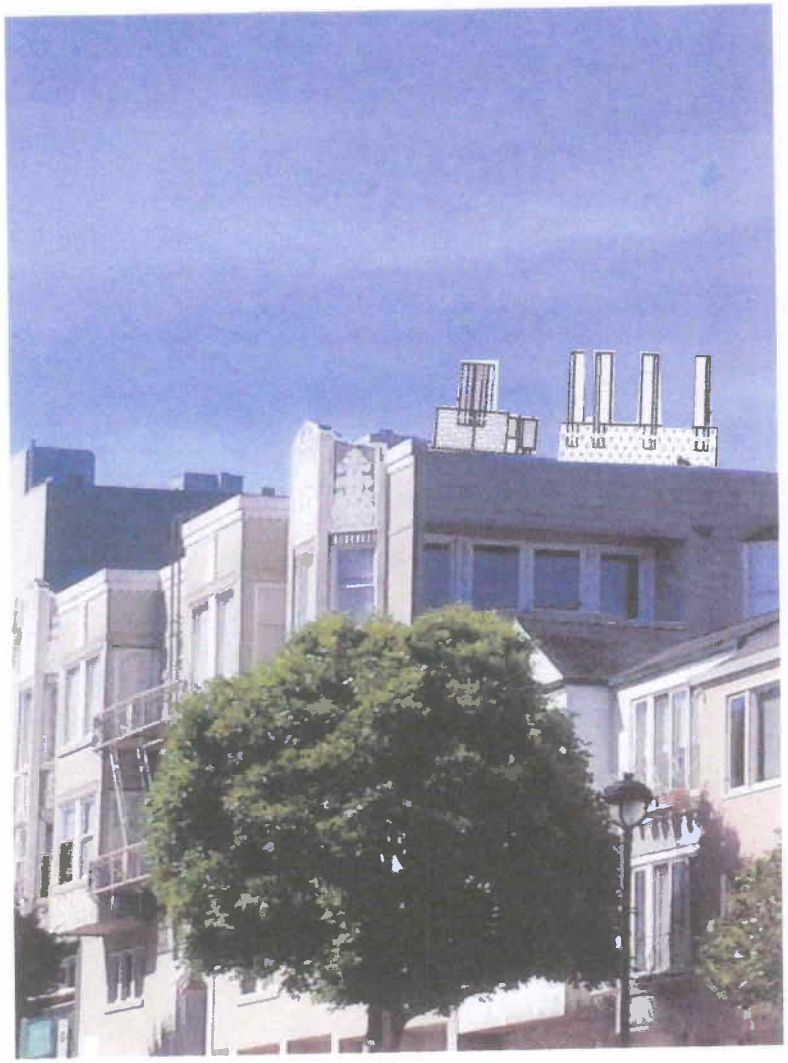
Stephen Nayfach-Battilana

Joseph Nayfach-Battilana

Traveling South on Octavia to Union Street

Before

After



Doug McDonnal
2808 Octavia Street
San Francisco, CA 94123

The San Francisco Planning Commission

Dear Commissioners:

This letter is in opposition to AT&T's proposal to install antennas on 1800 Union Street. This is such a beautiful building. I am not sure how old it is – but it really is beautiful and there is nothing else like it around here. I am surprised this would be considered. I am new to San Francisco, but think these types of buildings should be off limits to cell antennas/towers. Surely there are other places in the area to put them on?

Thank you.

May 12, 2014

Mr. Omar Masry/Planning Department
~ and ~
San Francisco Planning Commissioners

Via Email

Dear Mr. Masry ~

Our office used to be located at Union near Octavia. We were on the same side of the street where AT&T has proposed putting a large macro antenna installation on the top of 1800 Union. Although we recently relocated, I still spend a lot of time in the area and have for the past 25 years (I also resided on Laguna @ Union for several years).

I am very opposed to AT&T creating such an eyesore on top of a historically significant building. I believe this building is from the turn of the century – it is a really classic building on a very visible street corner right in the middle of the Union Street shopping district. Allowing that much equipment to be built on top would really ruin the appearance of that building. I can't believe the City would allow this on Union Street, which is known for being an important tourist destination.

If that gets put up there, it will become very visible and look like a factory with smokestacks. It would be a real shame to do that to such a unique building in that area. I'm sure there are other places that are better suited for this amount of cell equipment.

On another note, thank you for refusing to let them cut off the cornice on the building – I am really surprised they even suggested that! I'm sure your job is difficult and I wanted to say I appreciate your efforts. I hope that the Planning Commissioners will see that this proposal is not right for that building or the neighborhood.

Thank you for your consideration.

Melinda Cardwell
42 Ratto Road
Alameda, CA 94502
415.673.7466

Mary E. Russell
1580 Filbert Street, #15
San Francisco 94123

May 11, 2014

Mr. Omar Masry
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: AT&T Mobility Application for 1800 Union Street - Case No.2014.0129C

Dear Mr. Masry and Commissioners:

I am a member of the Board of Golden Gate Neighborhood Association; I do not live on Union Street, but I join in opposition to the eyesore this installation would cause for people who live in proximity to 1800 Union Street (at Octavia).

AT&T has filed an application to install a Macro Wireless transmission site, comprised of 6 antennae and related equipment supported by a significant expansion of the existing stair penthouse to be installed on the roof of 1800 Union Street. This would result in the height from roof line exceeding 12 feet. This lovely, primarily residential Art Deco building was built in 1933. If approved, the installation will be clearly visible to surrounding neighbors and to anyone traveling east-west on Union Street and north-south on Octavia Street. It will be very unsympathetic to the nature of historic architecture of Union Street.

The building is too short and too narrow to hide the proposed installation. The building's Art Deco beauty will be damaged by the disproportionate industrial addition on the roof. This Macro Site is inappropriate for this historic neighborhood and will impact the streetscape of our shopping/dining district, whose merchants depend to a large extent on the financial support provided by tourists' and other out-of-area visitors' patronage.

The Commission set a precedent by voting in October 2013 to deny an AT&T application for a Macro Site of <u>half</u> this size, proposed for 1700 Union (at Gough), a building of this same size, for the very same reasons.

Thank you for your consideration.

Sincerely,

/s/ Mary Russell

MARK KARWOWSKI
1937 FILBERT STREET
SAN FRANCISCO, CA 94123

May 9, 2014

Mr. Omar Masry
San Francisco Planning Department Suite 400
1650 Mission Street
San Francisco, CA 94103

Re: Case No. 2014.0129C ATT Wireless Communication Facility Application for 1800 Union St.

Dear Mr. Masry,

When I became aware of this application for an antenna to be placed on the roof of 1800 Union Street, I was surprised that this location was under consideration. The building is not particularly large and with the corner location the antenna will visible to neighbors and tourists on Union Street.

I understand that in the modern world there is a need for wireless communication facilities throughout the city. It just seems more appropriate to locate them on larger buildings where they will have far less visual impact, such as on 2001 Union Street (I think they already have antennae) or on large buildings along Van Ness Avenue/Lombard Street corridor

I urge you to strongly consider locating the antenna in a more suitable location.

Very truly yours,

Mark Karwowski

Mark Karwowski

May 13, 2014

Mr. Omar Masry, ACIP/ Planner
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: AT&T Mobility
Macro Facility Application for 1800 Union Street
Case # 2014.0129

Dear Mr. Masry,

I am writing to you in regards to the proposed plan by AT&T to put a cell tower on the top of 1800 Union Street. As a 10+ year resident of the neighborhood, I strongly urge you to negate this proposal. The neighborhood is built on its character of quint buildings where you can stroll about shopping and dining, and taking in the views. A cell tower would be very disruptive to this.

This building is directly across from our apartment at 2804 Octavia Street and is the direct view from all our windows. I enjoy the beautiful art deco architecture of the building and I certainly so not want a cell tower in direct line of site.

This being a high traffic area of pedestrians enjoying the neighborhood of small quint buildings, does not seem like the best place to put in a cell tower.

I understand the commission voted to deny an AT&T application for a similar plan and I encourage you to do the same.

Thank you for your consideration.

Cristina Gutierrez
2804 Octavia Street
San Francisco, CA 94123
415-675-6789

James D. Connelly
1713 Green Street
San Francisco, CA 94123
415-776-7152

May 7, 2014

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

Re: AT&T Mobility
Macro Facility Application for 1800 Union Street
Case #2014.0129C

Dear Mr. Masry, President Fong, Vice President Wu and Commissioners Antonini, Bordon, Hillis, Moore and Sugaya:

I am writing to ask that you reject the application for the AT&T Macro Site at 1800 Union Street referenced above.

1800 Union Street is a beautiful example of the Art Deco architecture that we cherish in San Francisco. This proposed, huge AT&T wireless installation would mar the historic view for all residents and visitors travelling down Union Street or looking at the building from the surrounding elevated streets.

Please deny the application for this location and direct AT&T away from our historic neighborhood buildings and toward more appropriate sites on Van Ness and Lombard streets.

Sincerely,

James Connelly

cc. Supervisor Mark Farrell

May 10, 2014

Mr. Omar Masry, ACIP/Planner
San Francisco Planning Commission
1650 Mission St., 4th Floor
San Francisco, CA 94103

Re: AT&T Mobility Macro Facility Application for 1800 Union St.
Case: 2014:0129

Dear Members of the Commission,

My husband and I are neighbors at 2827 Octavia St. and I am writing to OPPOSE the AT & T Mobility application at 1800 Union St. which is really a residential building of 4 units with the entrance at 2801 Octavia St. This corner building from 1933 is an attractive, jewel-box, Art Deco structure. The application is for a very large installation of antennas on a small attractive, historic building. It is completely wrong for this location. There is a modern, 4 story commercial building just 2 blocks away at 2001 Union St. with a much larger footprint on Union St. It has a much larger roof area on which to place the antennas without eliminating outdoor space access for residential units. Planning Code Article 1.2, Section 135 requires open space for dwelling units. This proposed antenna installation will cover a very large portion of the rooftop at 1800 Union/2801 Octavia St. eliminating roof top access for 2 units in this residential building. I urge you deny this request.

Sincerely,
Sherry Kramm
2827 Octavia St.
San Francisco, CA 94123

Piper E. Connelly
431 El Camino Real, #1125
Santa Clara, CA 95050

Mr. Omar Masry ACIP/Planner
An Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: AT&T Macro Facility Application, 1800 Union Street
Case No. 2014.0129C

Dear Mr. Masry and Planning Commission Members,

I oppose this AT&T application.

My friends and I frequently drive up from Santa Clara and San Jose to spend time on Union Street because the ambiance of the historic architecture of the street creates a special experience that we cannot get in our hometowns. !800 Union is a particularly beautiful Art Deco building. Do not allow AT&T to destroy its' beauty by using it to support the proposed industrial wireless equipment. It is too large for this building and would be clearly visible from the street.

Please save this building and deny this application.

Sincerely,
Piper Connelly (5.11.14)
Piper Connelly

cc. Supervisor Mark Farrell

San Francisco Planning Department
Attention: Omar Masry
1650 Mission Street, Suite 400
San Francisco, CA 94103

May 6, 2014

Dear Mr. Masry,

I sent an email to you dated March 30, 2014 stating that I am adamantly opposed to the proposed macro wireless facility in my neighborhood, 100 feet from where I live. I share the concerns voiced by the Golden Gate Valley Neighborhood Association regarding the historical resource issues and support their comments, but I am writing separately to voice my concerns about the safety issues.

My concerns are based on the safety and long-term negative health effects arising from the increased RF exposure. The risks of such increased exposure have not been sufficiently studied to make me feel safe. I am a fitness professional who takes health and well being very seriously. The increase is 5 X's more exposure to us nearby residents.

I have grandchildren who visit and we know these smaller, younger bodies are even more susceptible to any negative effects.

It alarms me too that the existing T-Mobile system is not addressed in this permit. I would like to know the date the current system was installed. I would like evidence that the new spectrums of RF exposure that will be emitted do not create new and unstudied health effects. I would suggest that ATT do extensive actual RF exposure monitoring, if and when the new additional system is installed and make this testing available in our homes for those who are interested and concerned.

Compliance with CEQA and assessment of environmental impacts of these actions is required before a permit is approved by the San Francisco Department of Planning.

I will be away on May 22nd. I submit this letter as evidence that I am still adamantly opposed to the installation of the proposed macro WTS facility at 1800 Union Street.

Laura Sachs
2835 Octavia St.
San Francisco, CA 94123

original sent to Omar

Subject: Fwd: 1800 Union at Octavia

Date: Sunday, May 11, 2014 at 6:57:01 AM Pacific Daylight Time

From: Jbshasta <jbshasta@aol.com>

To: camack2@comcast.net <camack2@comcast.net>

-----Original Message-----
From: Jbshasta <jbshasta@aol.com>
To: omar.masry <omar.masry@sfgov.org>
Cc: oryxsf <oryxsf@earthlink.net>
Sent: Mon, May 5, 2014 4:42 pm
Subject: 1800 Union at Octavia

To: Planning Commission
Re: AT&T Mobility facility at 1800 Union

Please do not allow AT&T to install antennas at this location.
The structure will be too massive for the size of the building and out of character with not only the building, but also the neighborhood's architecture and historical character. The antennas would destroy sight lines to the Bay and would be visually wrong for this location. Surely, there must be other, more suitable sites.

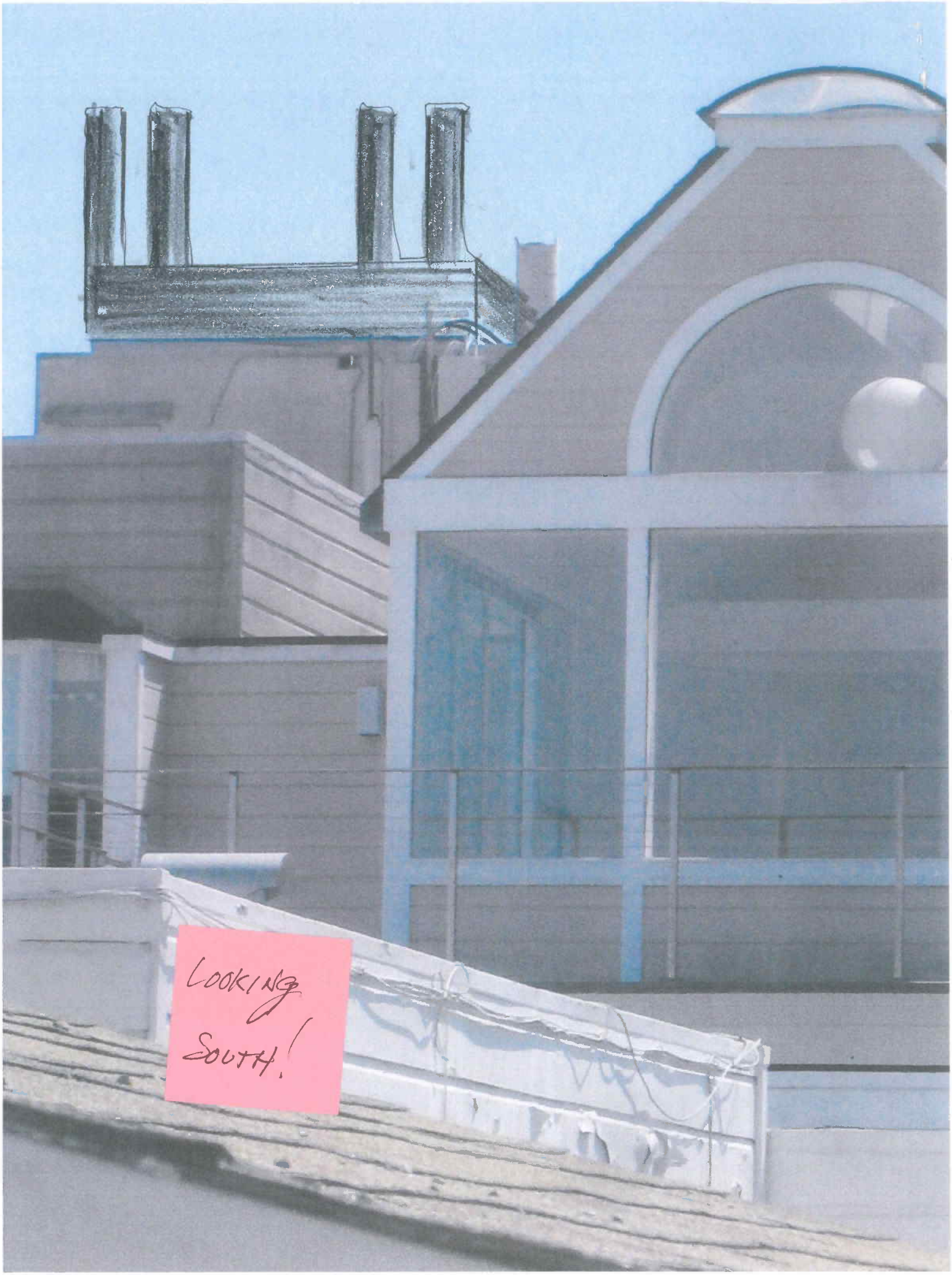
Thank you for your consideration
Jeanne Barr
1780 Green Street

Resident Photo's and Letters
in protest of the proposed:

AT&T- RF installation Facility and Antenna's at; **1800 Union Street** at **Octavia Street** SFCA 94123

Submitted By:
Andrew C.
Karren Christie
Residence.,
2859 Octavia Street
SF Ca 94123


AFTER


LOOKING
SOUTH!

HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
BROADCAST & WIRELESS

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

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

DANE E. ERICKSEN, P.E.
CONSULTANT

BY E-MAIL TV8342@ATT.COM

March 17, 2014

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

Dear Tedi:

As requested, we have conducted the review required by the City of San Francisco of the coverage maps that AT&T Mobility will submit as part of its application package for its base station proposed to be located at 1800 Union Street (Site No. CN5536). This is to fulfill the submittal requirements for Planning Department review.

Executive Summary

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

AT&T had installed four omnidirectional antennas in pairs on the sides of the three-story mixed-use building located at 1800 Union Street. It is proposed to replace those antennas with six Andrew Model SBNHH-1D65A directional panel antennas – two antennas above the roof within cylindrical enclosures near the northeast corner, and four antennas behind a new viewscreen to be built above the stairwell penthouse. The antennas would be mounted with up to 4° downtilt at effective heights of about 43 and 48 feet above ground, 6 and 11 feet above the roof, and would be oriented in stacked pairs toward 50°T, 110°T, and 220°T. The maximum effective radiated power proposed by AT&T in any direction is 9,810 watts, representing simultaneous operation at 2,190 watts for WCS, 5,280 watts for PCS, 1,000 watts for cellular, and 1,340 watts for 700 MHz service.

AT&T provided for review two pairs of coverage maps, dated February 24, 2014, attached for reference. The maps show AT&T's cellular UMTS (850 MHz) and 4G LTE (700 MHz) indoor coverage in the area before and after the site is operational. Both the before and after UMTS maps show three levels of coverage, which AT&T colors and defines as follows:

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

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

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

We undertook a two-step process in our review. As a first step, we obtained information from AT&T on the software and the service thresholds that were used to generate its coverage maps. This carrier uses commercially available software to develop its coverage maps. The 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 LTE 4G signal strength in the vicinity of the proposed site. Our fieldwork was conducted on March 6, 2014, between 10:00 AM and noon. The field measurements were conducted using an Ascom TEMS Pocket network diagnostic tool with built-in GPS along a measurement route selected to cover all the streets within the map area that AT&T had indicated would receive improved service.

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

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

Sincerely yours,

William F. Hammett, P.E.

lc

Enclosures

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

Exhibit 2 - Proposed Site at 1800 Union (CN5536)

Service Area BEFORE site is constructed

at&t

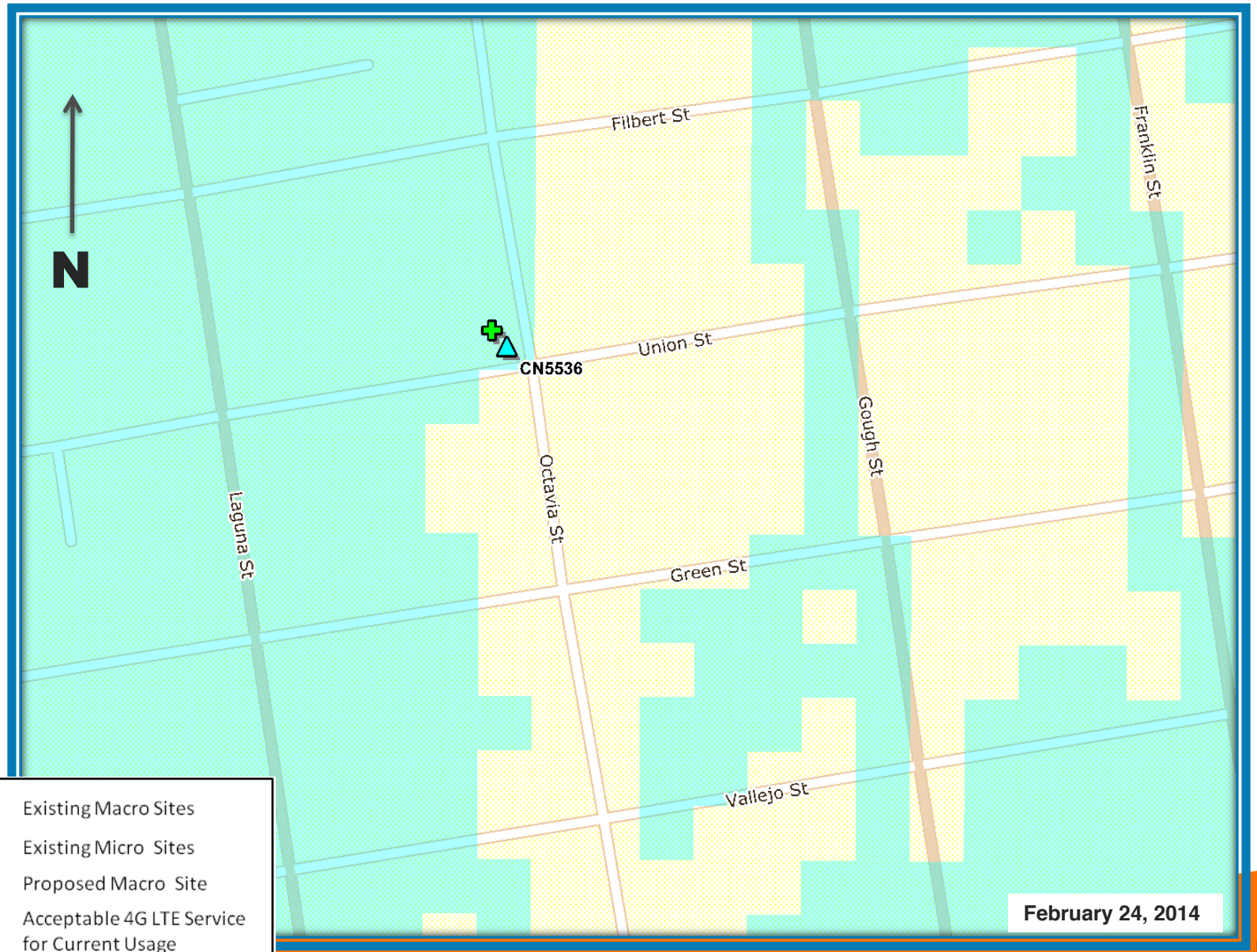
Exhibit 4 - Proposed Site at 1800 Union (CN5536)

Service Area AFTER site is constructed

at&t

Exhibit 5 - Proposed Site at 1800 Union (CN5536)

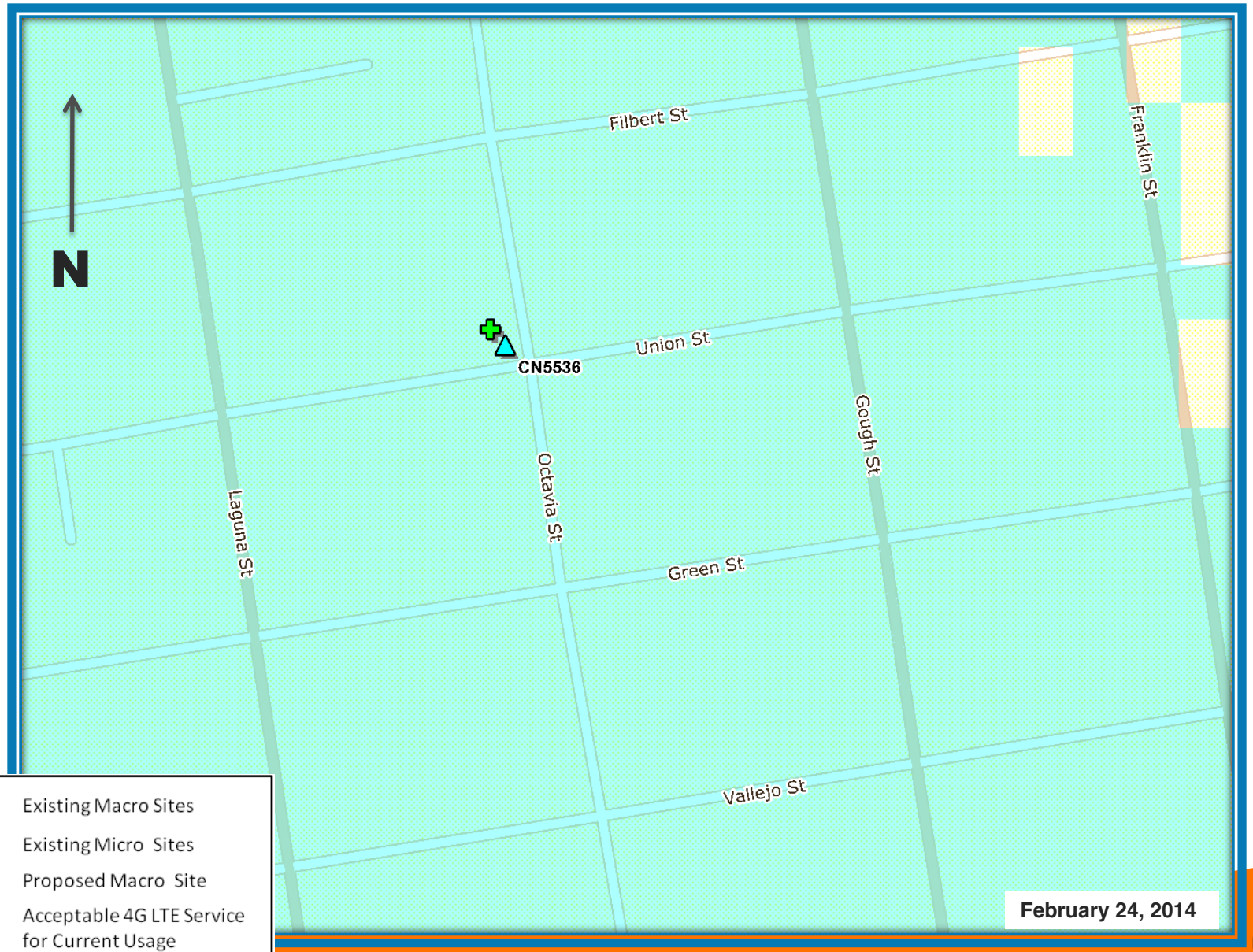
4G LTE Service Area BEFORE site is constructed



at&t

Exhibit 6 - Proposed Site at 1800 Union (CN5536)

4G LTE Service Area AFTER site is constructed



at&t

1800 UNION
1800 UNION ST
SAN FRANCISCO, CA 94123
CN5536

RFDS#: 1.06.08
DATED: 01/28/14
CONDITIONAL USE AUTHORIZATION: 2014.0129C

PROJECT DESCRIPTION

A MODIFICATION TO AN UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF REMOVING & REPLACING ALL (E) AT&T EQUIPMENT & OMNI ANTENNAS & ADDING (6) (P) ANTENNAS, (18) (P) RRUS-11 UNITS, (2) POWER RACKS, (4) INSTRUMENT RACKS, A (P) FRP FAUX SCREEN BOX, & A (P) FRP FAUX CHIMNEY. THE FAUX SCREEN BOX & FAUX CHIMNEY TO BE DESIGNED & PAINTED TO MATCH THE (E) BUILDING. THE EQUIPMENT LEASE AREA WILL BE 66 SQ FT & THE ANTENNA LEASE AREA WILL BE 210 SQ FT.

PROJECT INFORMATION

SITE NAME:	1800 UNION ST	SITE #:	CN5536
COUNTY:	SAN FRANCISCO	JURISDICTION:	CITY OF SAN FRANCISCO
BLOCK/LOT:	0530-039 THRU 0530-043	POWER:	PG&E
SITE ADDRESS:	1800 UNION ST SAN FRANCISCO, CA 94123	TELEPHONE:	AT&T
CURRENT ZONING:	NCD-UNION STREET NEIGHBORHOOD COMMERCIAL		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
HEIGHT / BULK:	40-X		
PROPERTY OWNER:	ALIOTO ANN M 2801 OCTAVIA ST #1 SAN FRANCISCO, CA 94123		
APPLICANT:	AT&T 430 BUSH ST, 5TH FLOOR SAN FRANCISCO, CA 94108		
LEASING CONTACT:	ATTN: MARK JONES (330) 391-0360		
ZONING CONTACT:	ATTN: TALIN AGHAZARIAN (510) 206-1674		
CONSTRUCTION CONTACT:	ATTN: WAYNE RUTLEDGE (256) 572-8286		
LATITUDE: LONGITUDE:	N 37° 47' 53.19" NAD 83 W 122° 25' 44.78" NAD 83		
AMSL:	±91.5'		

VICINITY MAP

DRIVING DIRECTIONS

FROM: 430 BUSH ST, 5TH FLOOR, SAN FRANCISCO, CA 94108
TO: 1800 UNION ST, SAN FRANCISCO, CA 94123

1. HEAD EAST ON BUSH ST TOWARD CLAUDE LN	197 FT
2. TAKE THE 1ST LEFT ONTO KEARNY ST	344 FT
3. TAKE THE 1ST LEFT ONTO PINE ST	1.1 MI
4. TURN RIGHT ONTO FRANKLIN ST	0.6 MI
5. TURN LEFT ONTO GREEN ST	0.2 MI
6. TAKE THE 2ND RIGHT ONTO OCTAVIA ST	344 FT
7. TAKE THE 1ST LEFT ONTO UNION ST	33 FT

END AT: 1800 UNION ST, SAN FRANCISCO, CA 94123

ESTIMATED TIME: 7 MINUTES ESTIMATED DISTANCE: 2 MILES

CODE COMPLIANCE

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

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

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

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

SHEET INDEX

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

APPROVAL

RF

LEASING

ZONING

CONSTRUCTION

AT&T

1800 UNION
CN5536
1800 UNION ST
SAN FRANCISCO, CA 94123

ISSUE STATUS

△	DATE	DESCRIPTION	BY
	01/03/14	ZD 90%	C.C.
	01/20/14	ZD 100%	C.C.
	02/13/14	CLIENT REV	A.M.
	02/25/14	CLIENT REV	C.C.
	03/26/14	CLIENT REV	C.C.
	04/10/14	CLIENT REV	C.C.

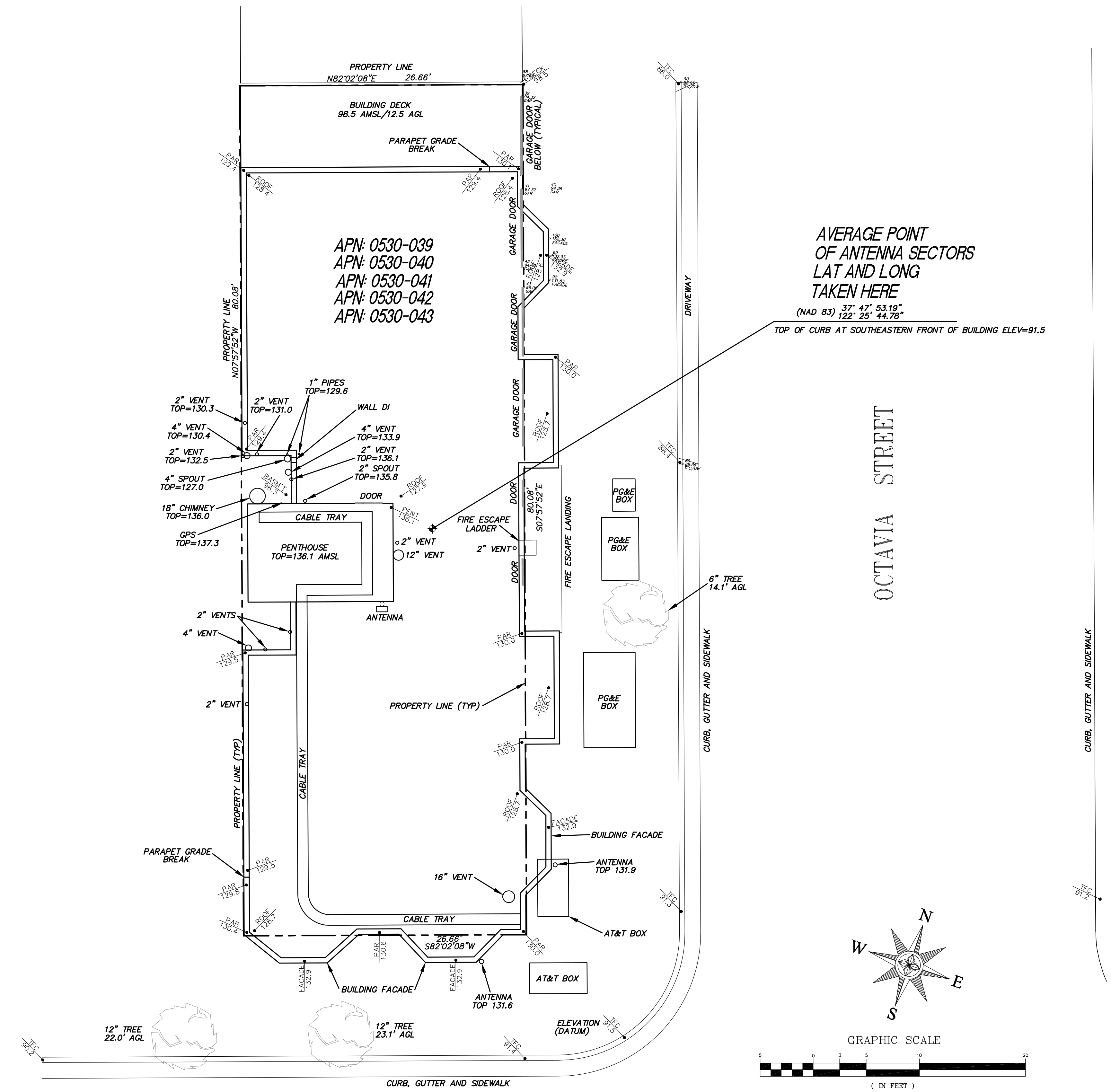
DRAWN BY: C. CODY
CHECKED BY: J. GRAY
APPROVED BY: -
DATE: 04/10/14

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

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

SHEET TITLE:
TITLE

SHEET NUMBER:
T-1



PROJECT AREA
5 SCALE

VICINITY MAP
N.T.S.

PROPERTY INFORMATION

OWNER: ALIOTO ANN M
ADDRESS: 2801 OCTAVIA STREET #1
SAN FRANCISCO, CA 94123

SITE: 100 PINE
1800 UNION STREET
SAN FRANCISCO, CA 94123-4308

ASSESSOR'S PARCEL NUMBER: APN: 0530-039 THRU 0530-043
EXISTING GROUND ELEVATION: TOP OF CURB AT SOUTHEAST CORNER OF BUILDING ELEV=91.5 AMSL

LESSOR'S LEGAL DESCRIPTION

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

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

BASIS OF BEARING

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

BENCHMARK

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

TITLE REPORT

NO TITLE REPORT WAS PROVIDED.

SURVEY DATE

12/12/13

SURVEYOR'S NOTES

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

UTILITY NOTES

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

LEGEND

P.O.B.	POINT OF BEGINNING	WV	WATER CONTROL VALVE
VC&G	VERTICAL CURB AND GUTTER		FIRE HYDRANT
R/W	RIGHT OF WAY		GUY CONDUCTOR
AP	ASPHALT		FOUND AS NOTED
D/W	ACCESS DRIVEWAY		POWER POLE
TOP	TOP OF SLOPE		LIGHT POLE
SW	SIDEWALK		ELECTRICAL TRANSFORMER
TP	TOP OF PARAPET		AIR CONDITIONING UNIT
TW	TOP OF WALL		TELEPHONE PEDESTAL
	LOT NUMBER		TELEPHONE VAULT
	GEODETIC COORDINATES		TELEPHONE MANHOLE
	SPOT ELEVATION		GAS VALVE
		GM	GAS METER
	DISH ANTENNA		PROPERTY LINE
			CHAIN LINK FENCE
			MONOPOLE

ISSUE STATUS

△	DATE	DESCRIPTION	REV.
	12/21/13	SITE PLAN	.

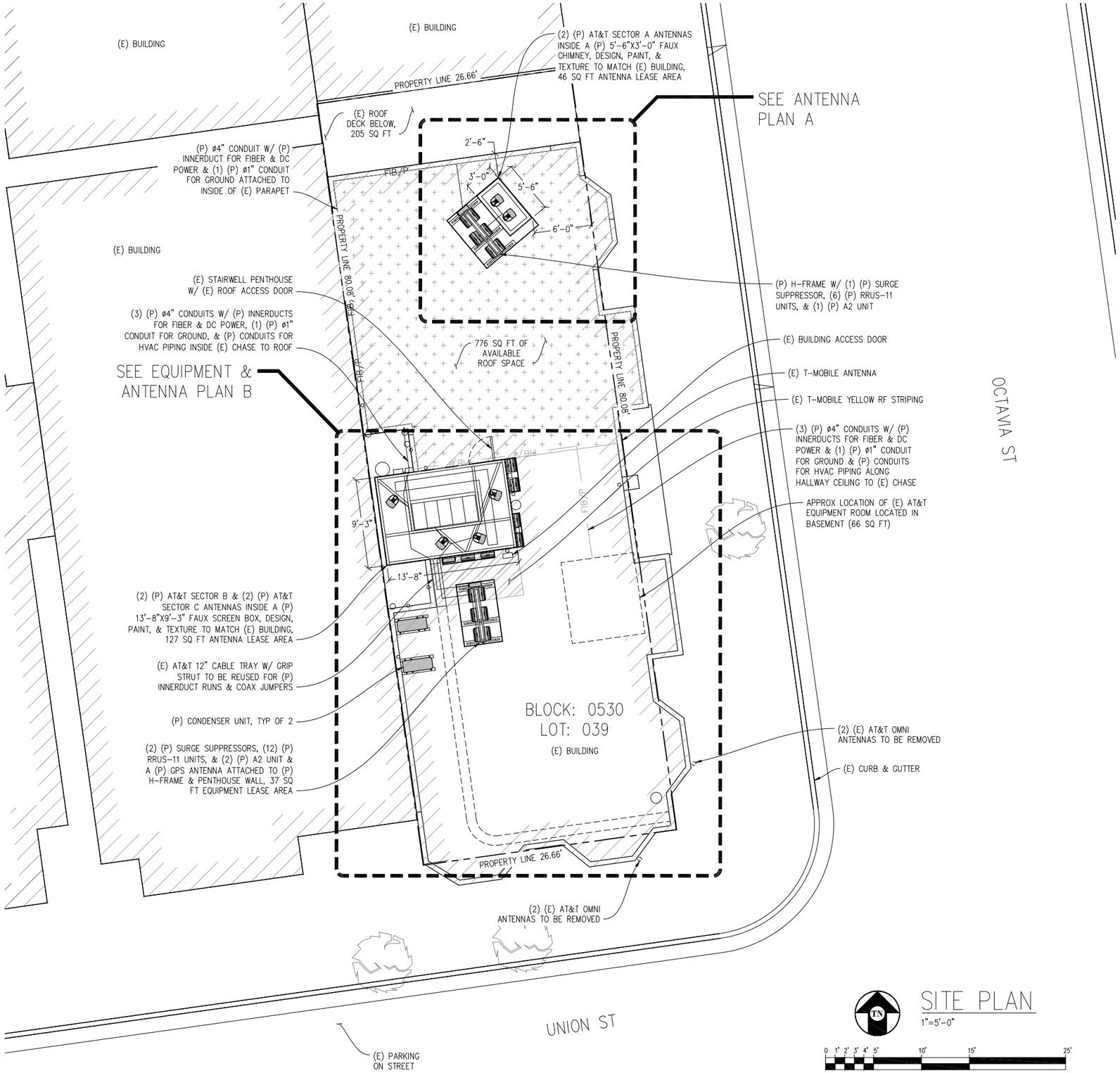
HAYES
Land Surveying And Mapping
2850 MADIGAN COURT
CONCORD, CA 94518

at&t
2600 CAMINO RAMON
4TH FLOOR, WEST WING
SAN RAMON, CA 94583

TOPOGRAPHIC SURVEY
EXISTING CONDITIONS

CN5536
1800 UNION STREET #1
SAN FRANCISCO, CA

LS-1
SHEET 1 of 1



1800 UNION

CN5536
1800 UNION ST
SAN FRANCISCO, CA 94123

ISSUE STATUS

△	DATE	DESCRIPTION	BY
	01/03/14	ZD 90%	C.C.
	01/20/14	ZD 100%	C.C.
	02/13/14	CLIENT REV	A.M.
	02/25/14	CLIENT REV	C.C.
	03/26/14	CLIENT REV	C.C.
	04/10/14	CLIENT REV	C.C.

DRAWN BY:	C. CODY
CHECKED BY:	J. GRAY
APPROVED BY:	–
DATE:	04/10/14

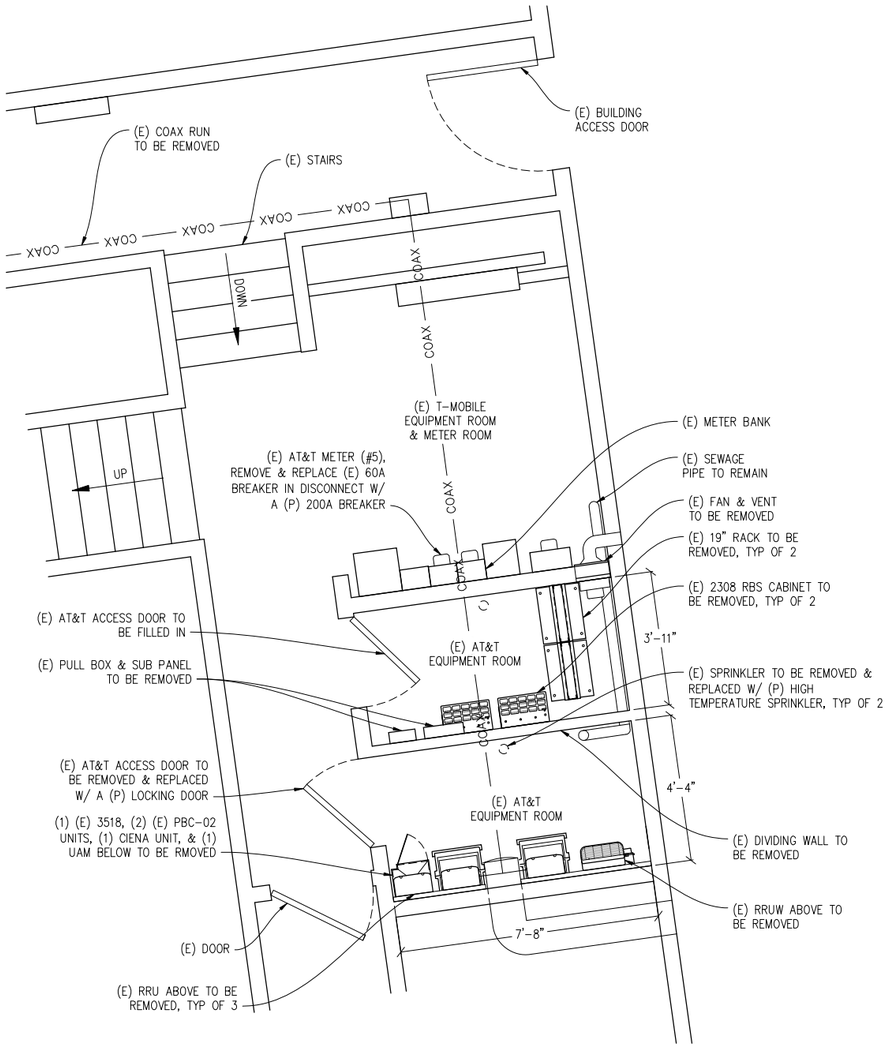
Streamline Engineering and Design, Inc.
8445 Sierra College Blvd. Suite E Granite Bay, CA 95746
Contact: Larry Houghtby Phone: 916-275-4180
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

at&t

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

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1

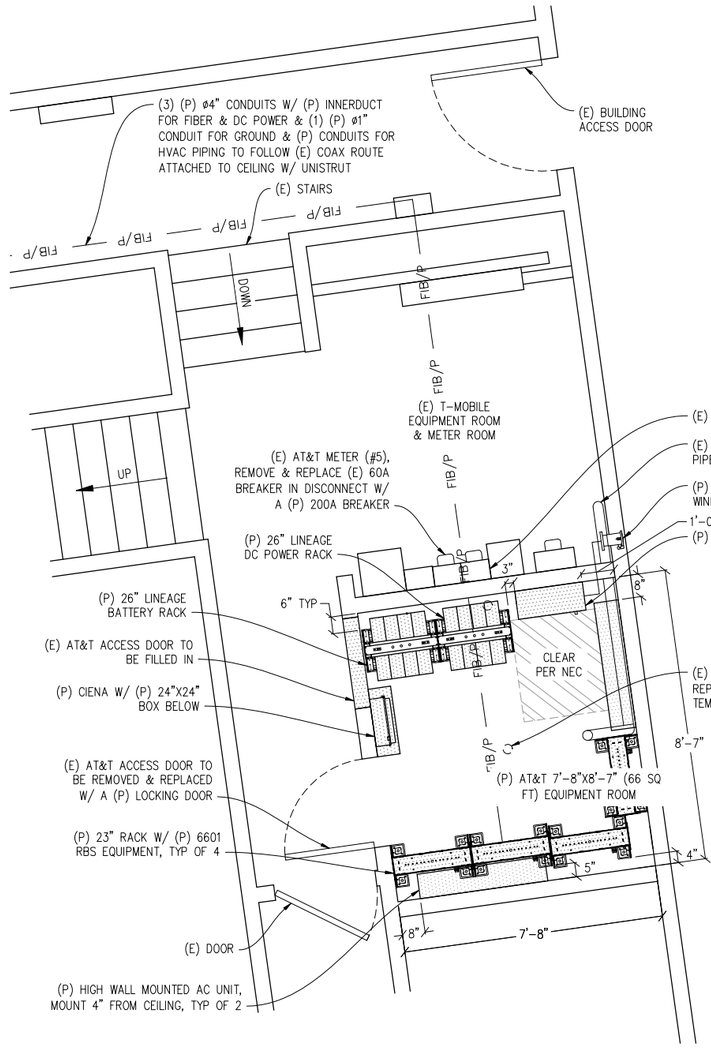


(E) EQUIPMENT PLAN

½"=1'-0"

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

NOTE: ALL (E) AT&T EQUIPMENT TO BE REMOVED



(P) EQUIPMENT PLAN

½"=1'-0"

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

1800 UNION

CN5536
1800 UNION ST
SAN FRANCISCO, CA 94123

ISSUE STATUS

△	DATE	DESCRIPTION	BY
	01/03/14	ZD 90%	C.C.
	01/20/14	ZD 100%	C.C.
	02/13/14	CLIENT REV	A.M.
	02/25/14	CLIENT REV	C.C.
	03/26/14	CLIENT REV	C.C.
	04/10/14	CLIENT REV	C.C.

DRAWN BY: C. CODY
CHECKED BY: J. GRAY
APPROVED BY: –
DATE: 04/10/14

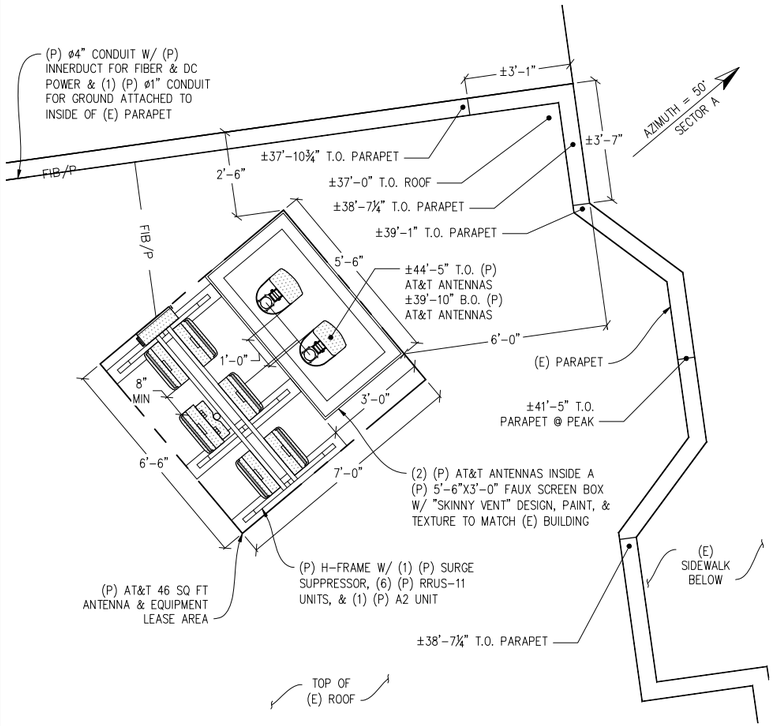
Streamline Engineering and Design, Inc.
8445 Sierra College Blvd. Suite E Granite Bay, CA 95746
Contact: Larry Houghtby Phone: 916-275-4180
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

at&t

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

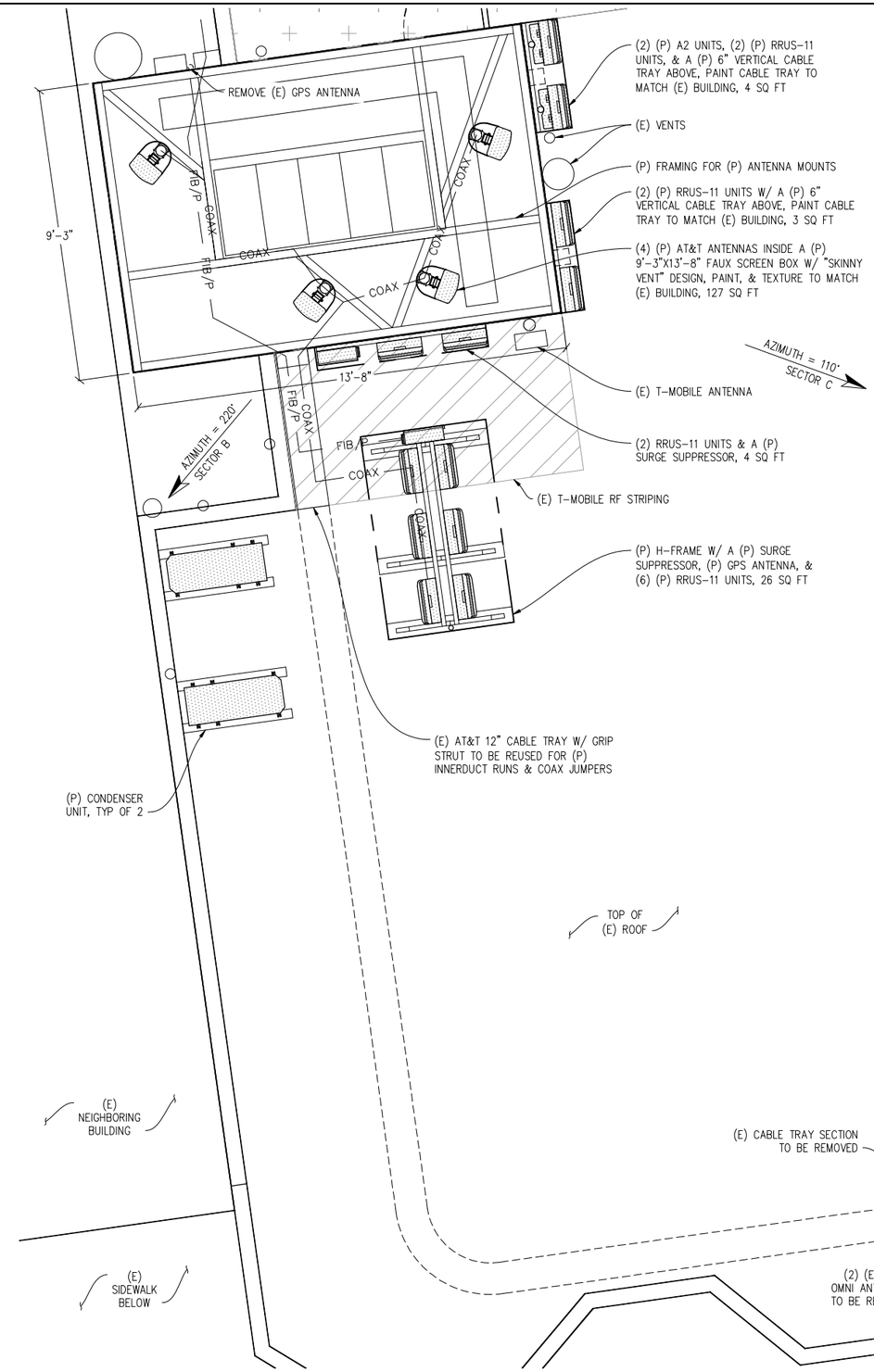
SHEET TITLE:
EQUIPMENT PLANS

SHEET NUMBER:
A-2



ANTENNA PLAN A

½"=1'-0"



ANTENNA PLAN B

½"=1'-0"

1800 UNION

CN5536
1800 UNION ST
SAN FRANCISCO, CA 94123

ISSUE STATUS

△	DATE	DESCRIPTION	BY
	01/03/14	ZD 90%	C.C.
	01/20/14	ZD 100%	C.C.
	02/13/14	CLIENT REV	A.M.
	02/25/14	CLIENT REV	C.C.
	03/26/14	CLIENT REV	C.C.
	04/10/14	CLIENT REV	C.C.

DRAWN BY: C. CODY
CHECKED BY: J. GRAY
APPROVED BY: –
DATE: 04/10/14

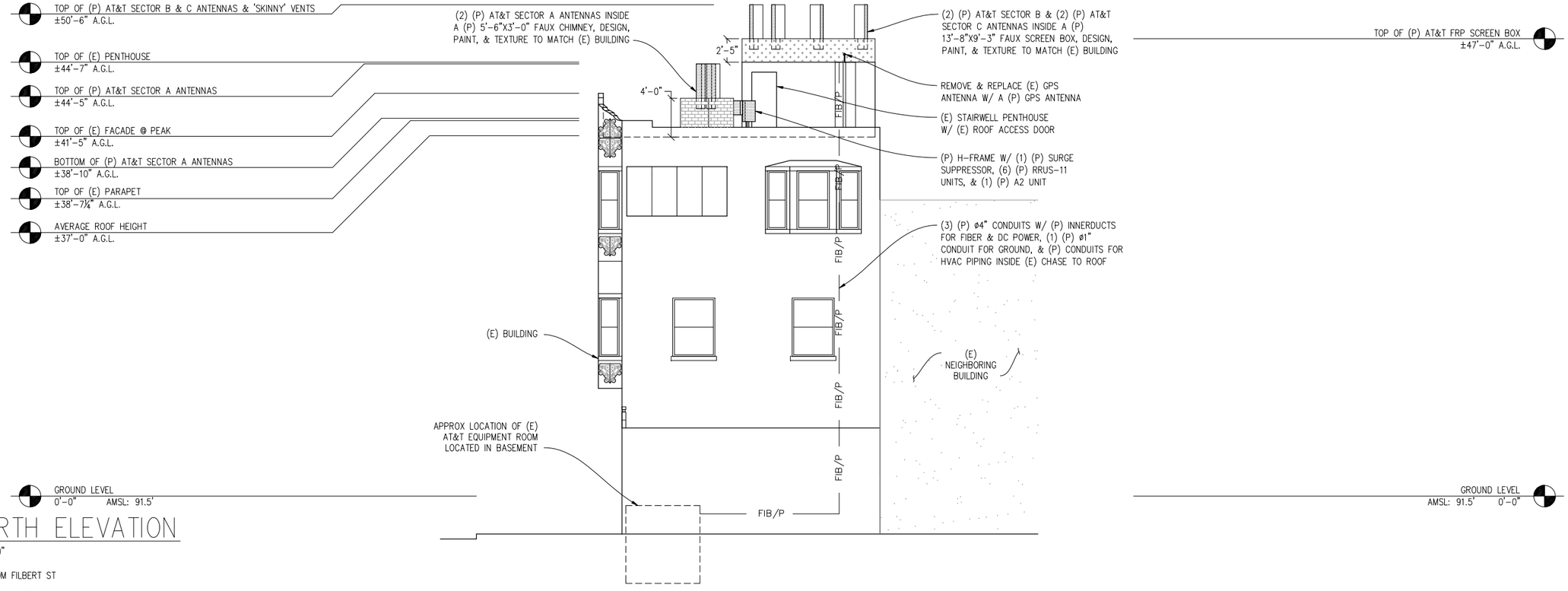
Streamline Engineering and Design, Inc.
8445 Sierra College Blvd. Suite E Granite Bay, CA 95746
Contact: Larry Houghtby Phone: 916-275-4180
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

at&t

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

SHEET TITLE:
ANTENNA PLANS

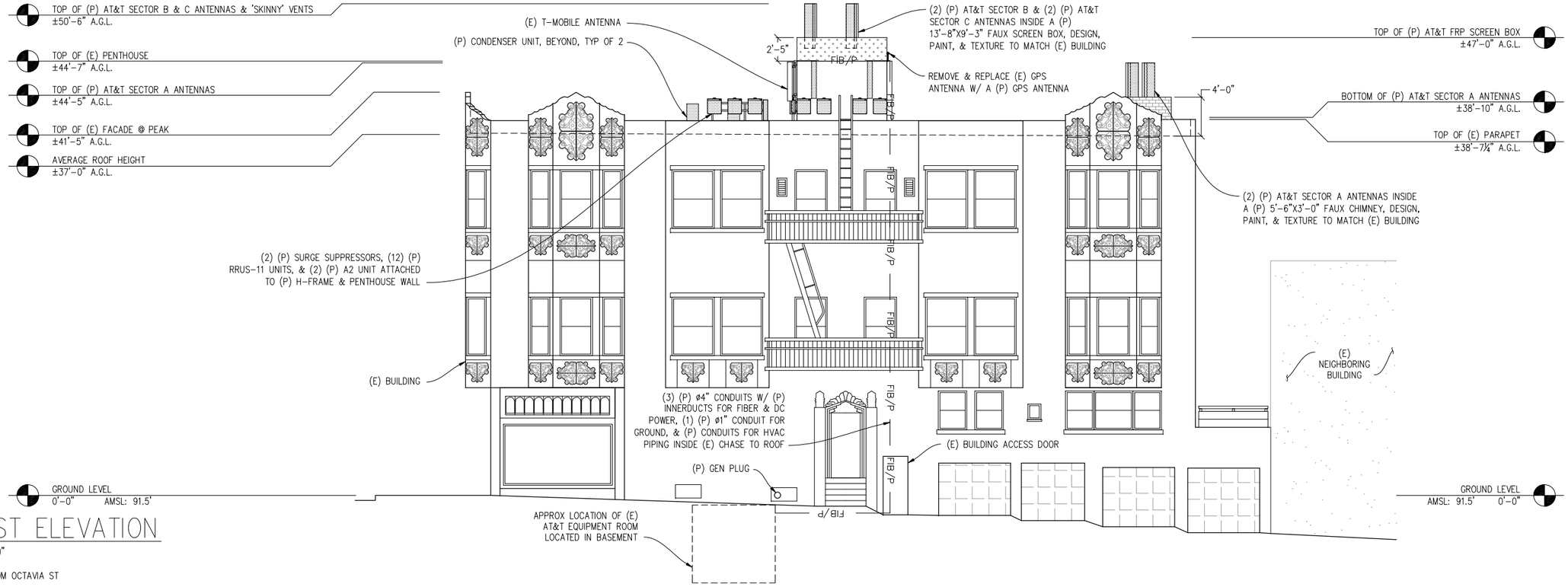
SHEET NUMBER:
A-3



NORTH ELEVATION

3/16"=1'-0"

VIEW FROM FILBERT ST



EAST ELEVATION

3/16"=1'-0"

VIEW FROM OCTAVIA ST

1800 UNION

CN5536
1800 UNION ST
SAN FRANCISCO, CA 94123

ISSUE STATUS

△	DATE	DESCRIPTION	BY
	01/03/14	ZD 90%	C.C.
	01/20/14	ZD 100%	C.C.
	02/13/14	CLIENT REV	A.M.
	02/25/14	CLIENT REV	C.C.
	03/26/14	CLIENT REV	C.C.
	04/10/14	CLIENT REV	C.C.

DRAWN BY: C. CODY

CHECKED BY: J. GRAY

APPROVED BY: –

DATE: 04/10/14

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

at&t

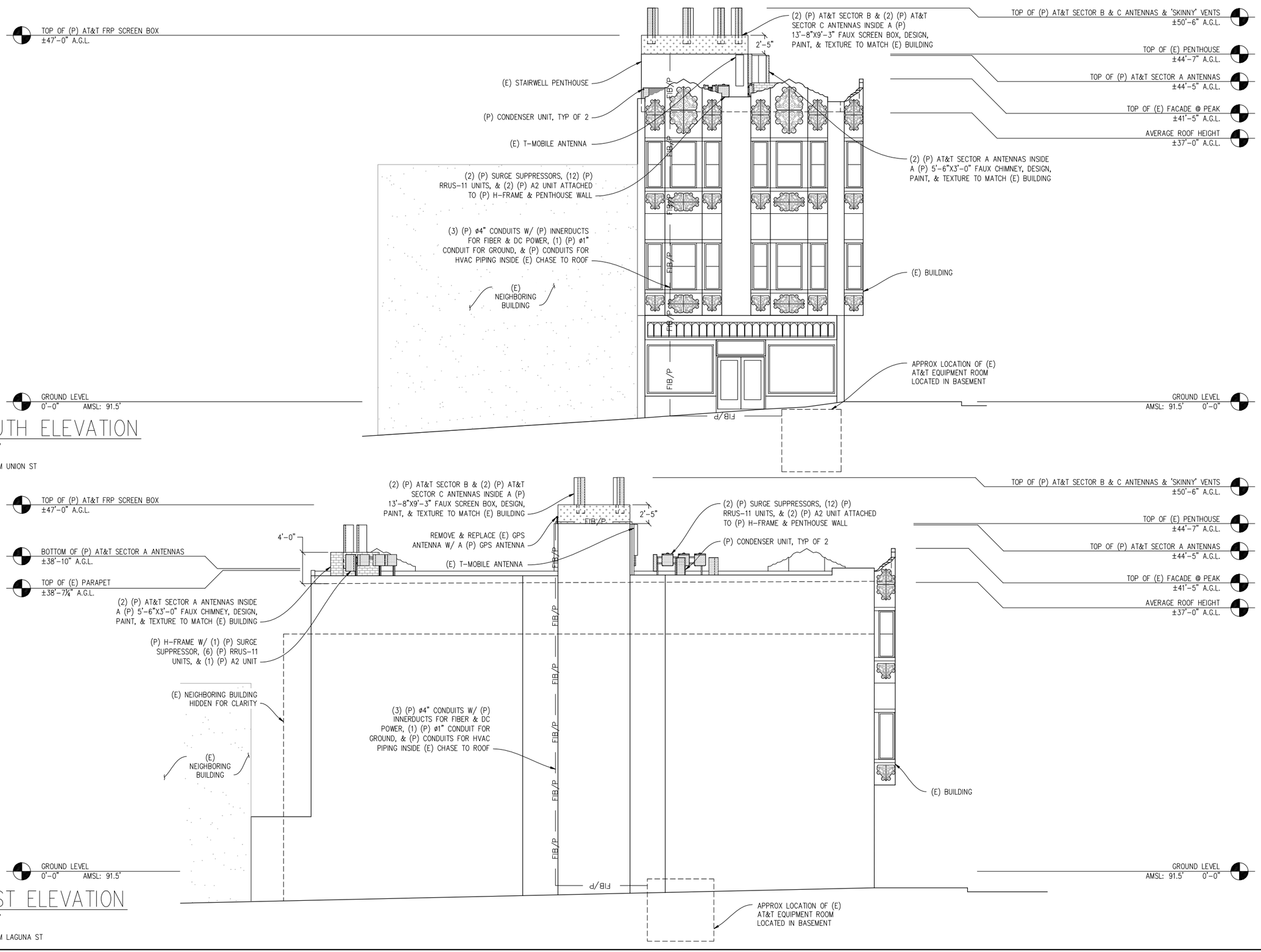
430 BUSH ST, 5TH FLOOR
SAN FRANCISCO, CA 94108

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-4



SOUTH ELEVATION

3/16"=1'-0"

VIEW FROM UNION ST

WEST ELEVATION

3/16"=1'-0"

VIEW FROM LAGUNA ST

1800 UNION

CN5536
1800 UNION ST
SAN FRANCISCO, CA 94123

ISSUE STATUS

△	DATE	DESCRIPTION	BY
	01/03/14	ZD 90%	C.C.
	01/20/14	ZD 100%	C.C.
	02/13/14	CLIENT REV	A.M.
	02/25/14	CLIENT REV	C.C.
	03/26/14	CLIENT REV	C.C.
	04/10/14	CLIENT REV	C.C.

DRAWN BY: C. CODY
CHECKED BY: J. GRAY
APPROVED BY: –
DATE: 04/10/14

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

at&t

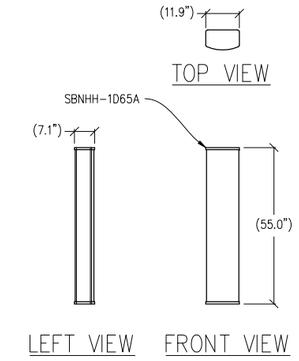
430 BUSH ST. 5TH FLOOR
SAN FRANCISCO, CA 94108

SHEET TITLE:

ELEVATIONS

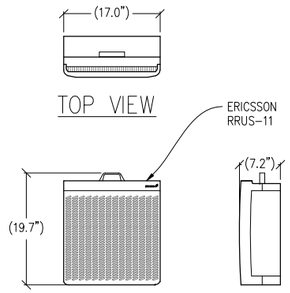
SHEET NUMBER:

A-5



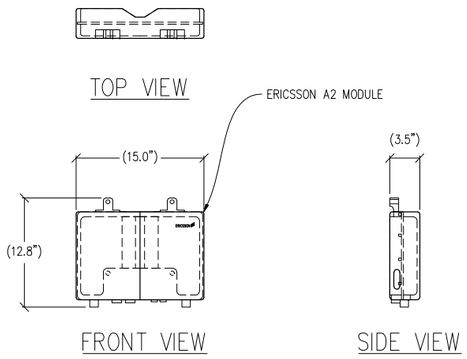
1 ANTENNA DETAIL

½"=1'-0" MAX WEIGHT: 41 LBS



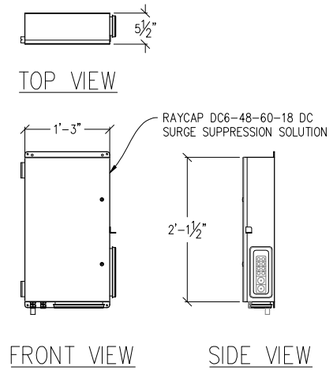
2 RRUS-11 DETAIL

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



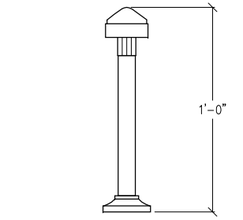
3 A2 MODULE DETAIL

1½"=1'-0" MAX WEIGHT: 22 LBS



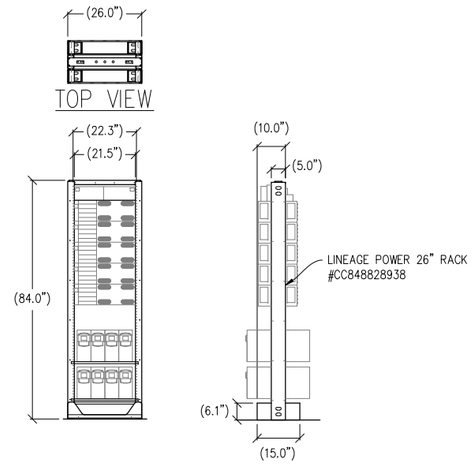
4 DC6 SURGE SUPPRESSION SOLUTION

1"=1'-0"



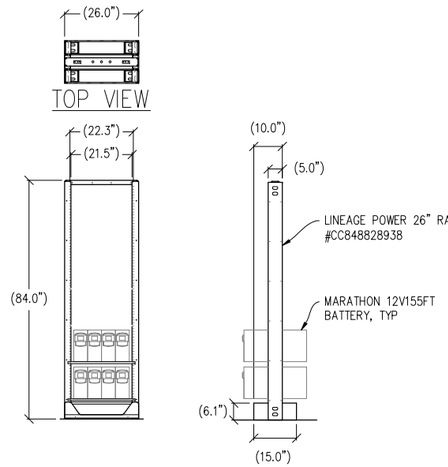
5 GPS DETAIL

3"=1'-0"



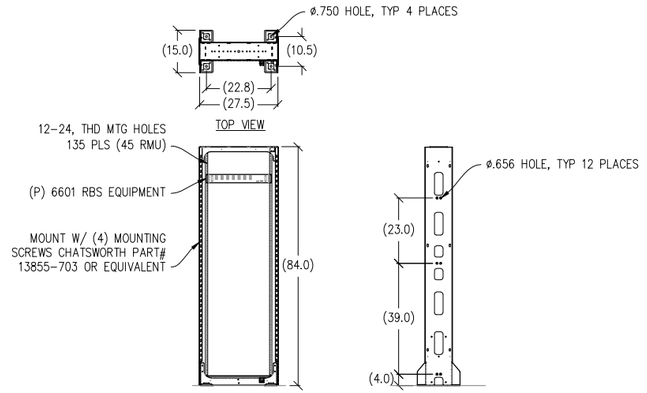
6 DC POWER 26" RACK DETAIL

½"=1'-0" MAX WEIGHT: 1150 LBS



7 26" BATTERY RACK DETAIL

½"=1'-0" MAX WEIGHT: 2550 LBS



8 23" SEISMIC RACK W/ 6601 DETAIL

½"=1'-0"

1800 UNION

CN5536
1800 UNION ST
SAN FRANCISCO, CA 94123

ISSUE STATUS

△	DATE	DESCRIPTION	BY
	01/03/14	ZD 90%	C.C.
	01/20/14	ZD 100%	C.C.
	02/13/14	CLIENT REV	A.M.
	02/25/14	CLIENT REV	C.C.
	03/26/14	CLIENT REV	C.C.
	04/10/14	CLIENT REV	C.C.

DRAWN BY:	C. CODY
CHECKED BY:	J. GRAY
APPROVED BY:	-
DATE:	04/10/14

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

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

SHEET TITLE:
DETAILS

SHEET NUMBER:
A-6