



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: JULY 8, 2010

Date: July 1, 2010
Case No.: **2008.1291C**
Project Address: **631 O'Farrell Street**
Current Zoning: RC-4 (Residential-Commercial Combined, High Density) District
80-X Height and Bulk District
North-of-Market Special Use District #2
Block/Lot: 0322A/001
Project Sponsor: Richard Hirsch of PermitMe, INC. for
T-Mobile
1855 Gateway Boulevard, Suite 900
Concord, CA 94520
Staff Contact: Aaron Hollister – (415) 575-9078
aaron.hollister@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to install a wireless telecommunications service (WTS) facility that would consist of a maximum of two new panel antennas located on a penthouse structure of a mixed-use building along with equipment located in an internal storage room on the 12th floor of the subject building as part of T-Mobile's telecommunications network. The antennas are proposed on a Location Preference 2 Site (Preferred Location – Co-Location Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines. Sprint/Nextel currently has 12 antennas along with associated equipment at the subject site.

Each of the proposed antennas measures approximately 4.25 feet high by 1.66 feet wide by three inches thick and would be mounted at a maximum height of approximately 218 feet on the penthouse. The proposed antennas would be located on the westerly façade of the penthouse and would be flush-mounted and painted to match the penthouse. Macro WTS installations such as the proposed installation require Conditional Use authorization in all "R" Residential Use Districts.

SITE DESCRIPTION AND PRESENT USE

The project is located on the south side of O'Farrell Street between Leavenworth and Hyde Streets, Assessor's Block 0322A, Lot 001. This site is within the RC-4 (Residential-Commercial Combined, High Density) Use District, an 80-X Height and Bulk District and the North-of-Market Special Use District #2.

The Project Site contains a 21-story mixed-use building historically known as the Alexander Hamilton Hotel, which contains approximately 195 condominium dwelling units and ground-floor retail space. The subject Art Deco Moderne building was constructed in 1930 and is listed as a contributor to the Uptown Tenderloin National Register Historic District.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located in the Tenderloin neighborhood of San Francisco. The subject area of the Tenderloin is primarily developed with historic, mid to high-rise buildings containing different uses including high-density apartment buildings, residential hotels and institutional uses. Ground-level uses primarily include eating and drinking establishments and small-scale retail stores.

ENVIRONMENTAL REVIEW

The proposed project was determined by the Planning Commission to be categorically exempt from the environmental review process pursuant to Class 3 exemptions (Section 15303 of the California Environmental Quality Act) of Title 14 of the California Administrative Code.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	June 18, 2010	June 16, 2010	22 days
Posted Notice	20 days	June 18, 2010	June 18, 2010	20 days
Mailed Notice	10 days	June 29, 2010	June 18, 2010	20 days

PUBLIC COMMENT

- The Department has received no contact from members of the public since the filing of the application.

ISSUES AND OTHER CONSIDERATIONS

- The proposed antennas are anticipated to be minimally visible when viewed from points over two blocks away due to the flush-mounting of the antennas, painting the antennas to match the penthouse façade and their overall dimensions and profile.
- The current Sprint/Nextel antenna installations will be relocated so they will be installed in a similar fashion as the proposed T-Mobile antennas. The Sprint/Nextel antennas will be flush-mounted and painted to match the penthouse façade. Relocating the Sprint/Nextel antennas is anticipated to make the existing antennas less visible.

REQUIRED COMMISSION ACTION

- Pursuant to Section 209.6(c) of the Planning Code, Conditional Use authorization is required to install a macro wireless telecommunications service facility in the RC-4 Use District.

BASIS FOR RECOMMENDATION

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

- The project complies with the applicable requirements of the Planning Code.
- The project is consistent with the objectives and policies of the General Plan.
- The Project is consistent with the 1996 WTS Facilities Siting Guidelines, Planning Commission Resolution No. 14182.
- The project site is a Location Preference 2, a preferred location, according to the Wireless Telecommunications Services (WTS) Siting Guidelines.
- The proposed antennas will be minimally visible when viewed from adjacent rights-of-way and points further away so as to avoid intrusion into public vistas, avoid disruption of the architectural design integrity of building and insure harmony with neighborhood character.

RECOMMENDATION: Approval with Conditions
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Attachments:

Block Book Map
Sanborn Map
Aerial Photographs
Photographs
Photo Simulations
Reduced Plans

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input checked="" type="checkbox"/> Community Meeting Notice |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Public Correspondence |
| <input checked="" type="checkbox"/> Site Photos | |

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

AJH G:\DOCUMENTS\Projects\CU1631 O'Farrell Street\631 O'Farrell Street Executive Summary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Inclusionary Housing (Sec. 315) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 313) | <input type="checkbox"/> Child Care Requirement (Sec. 314) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 139) | <input type="checkbox"/> Other |
| <input type="checkbox"/> Market & Octavia Fee(s) (Sec. 326) | |

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Planning Commission Motion No. XXXXX

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ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 209.6(c) AND 303 OF THE PLANNING CODE TO ALLOW THE INSTALLATION OF UP TO TWO PANEL ANTENNAS WITH ASSOCIATED EQUIPMENT CABINETS LOCATED IN AN INTERNAL STORAGE ROOM OF A 21-STORY MIXED-USE BUILDING WITHIN AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT, THE NORTH-OF-MARKET SPECIAL USE DISTRICT #2 AND AN 80-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On November 19, 2008, Richard Hirsch of PermitMe, INC. (hereinafter "Applicant"), agent for T-Mobile (hereinafter "Project Sponsor") made application (hereinafter "Application"), for Conditional Use Authorization on the property at **631 O'Farrell Street, Lot 001 in Assessor's Block 0322A**, (hereinafter "Project Site") to mount a total of two (2) panel antennas to a penthouse structure with related equipment located in an internal storage room of a 21-story mixed-use building, as part of T-Mobile's telecommunications network in general conformity with plans dated July 1, 2010, and labeled "Exhibit B" (hereinafter "Project") within an RC-4 (Residential-Commercial Combined, High Density) District, the North-of-Market Special Use District #2, and an 80-X Height and Bulk District.

The San Francisco Planning Department (hereinafter "Department") determined the application to be categorically exempt from the environmental review process (CEQA) pursuant to exemption Class 3 (Section 15303 of the California Environmental Quality Act) of Title 14 of the California Administrative Code.

On July 8, 2010, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2008.1291C.

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 requested in Application No. 2008.1291C, 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 is located on the south side of O'Farrell Street between Leavenworth and Hyde Streets, Assessor's Block 0322A, Lot 001. This site is within the RC-4 (Residential-Commercial Combined, High Density) Use District, an 80-X Height and Bulk District and the North-of-Market Special Use District #2.

The Project Site contains a 21-story apartment building historically known as the Alexander Hamilton Hotel, which contains approximately 195 condominium dwelling units and ground-floor retail space. The subject Art Deco Moderne building was constructed in 1930 and is listed as a contributor to the Uptown Tenderloin National Register Historic District.

3. **Surrounding Properties and Neighborhood.** The Project Site is located in the Tenderloin neighborhood of San Francisco. The subject area of the Tenderloin is primarily developed with historic, mid to high-rise buildings containing different uses including high-density apartment buildings, residential hotels and institutional uses. Ground-level uses primarily include eating and drinking establishments and small-scale retail stores.
4. **Project Description.** The proposal is to install a wireless telecommunications service (WTS) facility that would consist of a maximum of two new panel antennas located on a penthouse structure of a mixed-use building along with equipment located in an internal storage room on the 12th floor of the subject building as part of T-Mobile's telecommunications network. The antennas are proposed on a Location Preference 2 Site (Preferred Location – Co-Location Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines. Sprint/Nextel

currently has 12 antennas along with associated equipment at the subject site. Each of the proposed antennas measures approximately 4.25 feet high by 1.66 feet wide by three inches thick and would be mounted at a maximum height of approximately 218 feet on the penthouse. The proposed antennas would be located on the westerly façade of the penthouse and would be flush-mounted and painted to match the penthouse. Macro WTS installations such as the proposed installation require Conditional Use authorization in all "R" Residential Use Districts.

5. **Public Comment.** The Department has not received any correspondence(s) regarding the proposed installation.
6. **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.** Planning Code Section 209.6(c) identifies wireless telecommunication facilities as conditional uses in RC-4 zoned districts.

As a T-Mobile macro wireless telecommunications facility, the Project must be authorized for conditional use by the Planning Commission, subject to the 1996 Wireless Telecommunications Services (WTS) Facilities Siting Guidelines and the 2002 supplement to those guidelines.

- B. **Height and Bulk.** In the 80-X Height and Bulk District, the Planning Code restricts new building heights up to 40-feet and certain exemptions to structures such as penthouses and mechanical appurtenances that may extend above that height limit by ten feet.

The existing building is approximately 205 feet in height and is a noncomplying structure in that it exceeds the current height limit. The existing penthouse structure is approximately 218 feet in height measured from the top of the curb. The proposed installation and existing rooftop elements would be within 20 percent of the horizontal area limit for permitted exceptions.

- C. **WTS Guidelines.** In RC-4 zoned Districts the proposal is a Preference 2, Preferred Location Site.

An existing macro installation for another service provider (Sprint/Nextel) already exists at the subject site, and it qualifies the site as a co-location site (Preference 2), pursuant to Resolution No. 16539, the 2003 Supplement to the WTS Guidelines, as the existing site was installed after the 1996 WTS Guidelines adoption.

7. **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. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

T-Mobile coverage in this geographic area is primarily "fair," but ranges from "poor" to "good." The proposed new facility will improve T-Mobile's coverage to "good" according to their existing and proposed coverage maps.

The proposed project would be generally desirable and compatible with the surrounding neighborhood in that the project will not conflict with the existing uses of the property and will be of such size and nature to be compatible with the surrounding mixed-use nature of the vicinity. The approval of this authorization has been found, to enhance public safety, and insures that the placement of antennas and related equipment are so located, designed, and treated architecturally to minimize their visibility from public places, to avoid intrusion into public vistas, avoid disruption of the architectural design integrity of buildings and insure harmony with neighborhood character.

- B. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

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

An evaluation of potential health effects from RF radiation, conducted by the Department of Public Health, has concluded that the proposed wireless transmission facility and cumulative effects of the existing facility are 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. The facility is an unmanned operation, with a single maintenance crew visiting the site once a month.

- 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 equipment, noise or noxious emissions from continued use are not likely to be significantly greater than ambient conditions due to the operation of the wireless communication network.

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

The proposed antennas are anticipated to be minimally visible when viewed from points over two blocks away due to the flush-mounting of the antennas, painting the antennas to match the penthouse façade and their overall dimensions and profile.

- 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.

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

HOUSING ELEMENT

HOUSING DENSITY, DENSITY, DESIGN & QUALITY OF LIFE

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

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

The Project will improve T-Mobile coverage in a high density residential area of San Francisco.

URBAN DESIGN

HUMAN NEEDS

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

POLICY 4.14 - Remove and obscure distracting and cluttering elements.

The Project adequately "stealths" the proposed antennas from view as common rooftop elements in built environments and the related equipment cabinets are housed in an internal storage room, not visible from the street.

COMMERCE AND INDUSTRY

GENERAL/CITYWIDE

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

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

POLICY 1.2 - Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

The Project will improve T-Mobile telecommunications coverage in the targeted geographic area benefiting surrounding commercial establishments without undesirable consequences. The Department of Public Health has confirmed that the proposed installation is within FCC standards.

VISITOR TRADE

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

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

The Project will ensure that residents and visitors have adequate public service in the form of T-Mobile mobile telecommunications.

COMMUNITY SAFETY

EMERGENCY PREPAREDNESS & RESPONSE

OBJECTIVE 3 - ENSURE THE PROTECTION OF LIFE AND PROPERTY FROM DISASTERS THROUGH EFFECTIVE EMERGENCY RESPONSE. PROVIDE PUBLIC EDUCATION AND TRAINING ABOUT EARTHQUAKES AND OTHER NATURAL DISASTERS AND HOW INDIVIDUALS, BUSINESSES AND COMMUNITIES CAN REDUCE THE IMPACTS OF DISASTERS.

POLICY 3.1 - Promote greater public awareness of disaster risks, personal and business risk reduction, and personal and neighborhood emergency response.

Wireless telecommunications service is proven to provide critical service in the event of natural disasters or other life threatening emergency situations to residents, visitors, and emergency responders.

9. **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.

Numerous neighborhood-serving retail uses (including the on-site commercial space) will be enhanced with improved T-Mobile coverage provided by this site.

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

The Project does not remove any existing housing. The Project's uses, size, scale, and design are consistent with the surrounding neighborhood.

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

Affordable housing is not affected by this Project.

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

Public transportation service will not be affected by this Project nor will it have any significant impact on neighboring streets or neighborhood parking.

- 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 does not propose commercial office development..

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code.

- G. That landmarks and historic buildings be preserved.

The subject building is a known historic resource as a contributory building in the Uptown Tenderloin National Register Historic District. The antennas will not extend above the parapet of the penthouse structure, are small in dimension, minimal in overall profile, will be painted to match the exterior of the penthouse, and will not be anchored in a manner that could potentially damage any character-defining features associated with the building.

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

There will be no significant impact on parks or open space and their access to sunlight nor there any significant impact on parks or open space vistas.

10. 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.

Motion No. XXXXX
Hearing Date: July 8, 2010

CASE NO. 2008.1291C
631 O'Farrell Street

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2008.1291C** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 8, 2010.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 8, 2010

Exhibit A

Conditions of Approval

GENERAL CONDITIONS

1. This authorization is for a Conditional Use Authorization under Planning Code Sections 209.6(c) and 303 to allow T-Mobile to install a macro facility with up to two (2) panel antennas flush-mounted and painted to match an existing penthouse structure with related equipment cabinets located in an internal storage room of a 21-story mixed-use building, where a Sprint/Nextel macro facility and related equipment already exist, within an RC-4 (Residential-Commercial Combined, High Density) District, the North-of-Market Special Use District #2, and an 80-X Height and Bulk District, in general conformance with plans filed with the Application dated July 1, 2010, stamped "EXHIBIT B", included in the docket for Case No. 2008.1291C, reviewed and approved by the Commission on July 8, 2010.
2. **Plan Drawings.** 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.
3. **Project Implementation Report.** 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.
4. **Notification prior to Project Implementation Report.** 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.
5. **Community Liaison.** Within 10 days of the effective date of this authorization, the Project Sponsor shall appoint a community liaison officer to resolve issues of concern to neighbors and residents relating to the construction and operation of the facilities. Upon appointment, the Project Sponsor shall report in writing the name, address and telephone number of this officer to the Zoning Administrator. The Community Liaison Officer 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.
6. **Installation.** 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.
7. **Screening.**
 - a. 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:
 - i. Modify the placement of the facilities;

- ii. Install fencing, barriers or other appropriate structures or devices to restrict access to the facilities;
 - iii. 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; or
 - iv. Implement any other practice reasonably necessary to ensure that the facility is operated in compliance with adopted FCC RF emission standards.
 - b. To the extent necessary to minimize visual obtrusion and clutter, installations shall conform to the following standards:
 - c. Antennas and back-up equipment shall be painted, fenced, landscaped or otherwise treated architecturally so as to minimize visual impacts;
 - d. Rooftop installations shall be setback such that back-up facilities are not viewed from the street;
 - e. Antennae attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and
 - f. 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.
8. **Out of Service.** The Project Sponsor or Property Owner shall remove antennae and equipment that has been out of service for a continuous period of six months or otherwise abandoned.
9. **Periodic Safety Monitoring.** 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.
10. **Emissions Conditions.** 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.
11. **Noise and Heat.** The WTS facility, including power source and cooling facility, shall be operated at all times within the limits of the San Francisco Noise 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.
12. **Implementation and Monitoring Costs.**
 - 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 the monitoring of the conditions of approval contained

in this authorization, including costs incurred by this Department, the Department of Public Health, the Department of Electricity and Telecommunications, Office of the City Attorney, or any other appropriate City Department or agency pursuant to Planning Code Section 351(f)(2). The Planning Department shall collect such costs on behalf of the City.

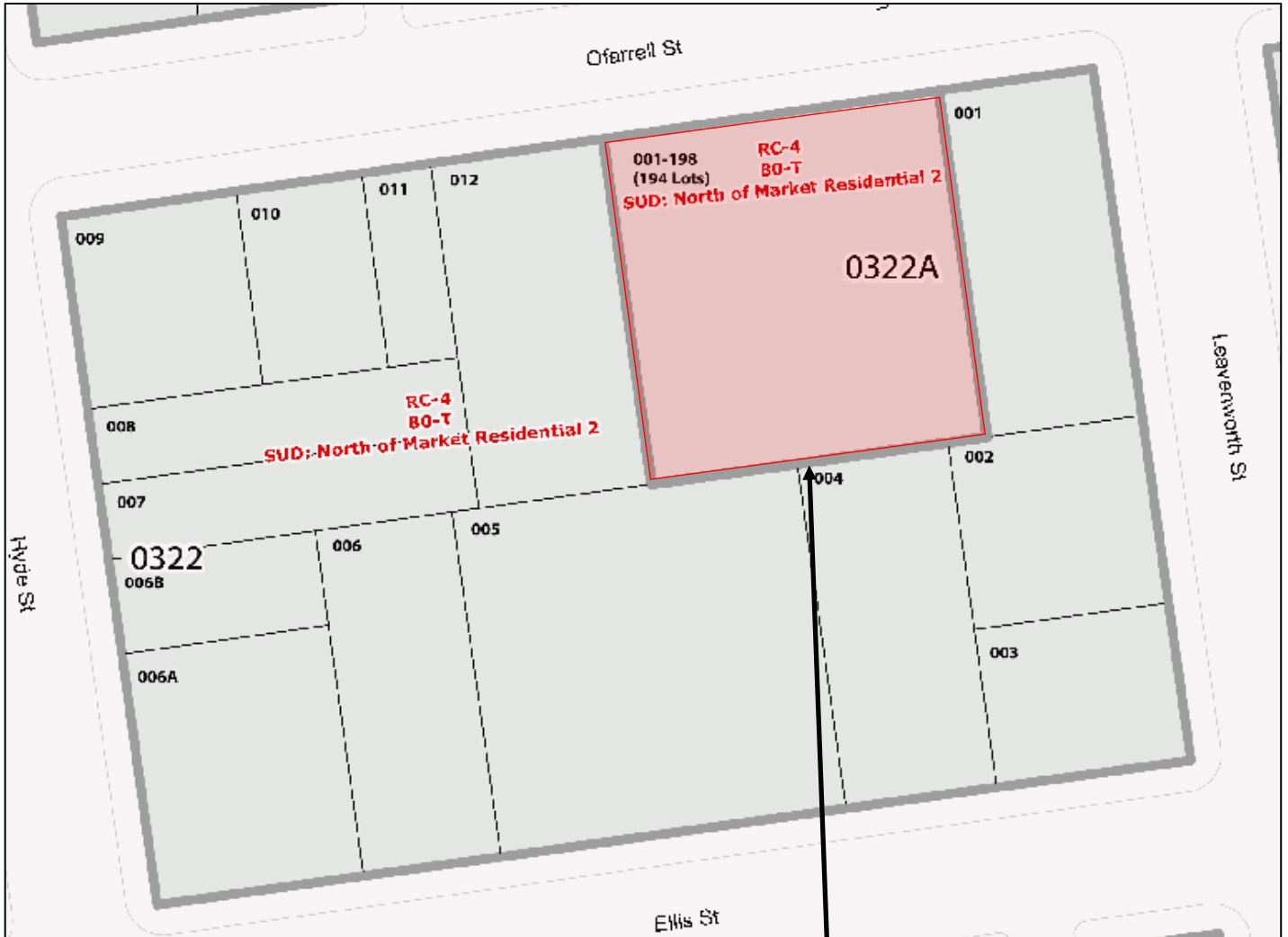
- c. The Project Sponsor shall be responsible for the payment of all fees associated with the installation of the subject facility, which are assessed by the City pursuant to all applicable law.
13. **All Conditions Basis for Revocation.** The Project Sponsor or its successors shall comply fully with all conditions specified in this authorization. Failure to comply with any condition shall constitute grounds for revocation under the provisions of Planning Code sections 174, 176 and 803(d). The Zoning Administrator shall schedule a public hearing before the Planning Commission to receive testimony and other evidence to demonstrate a finding of a violation of a condition of the authorization of the use of the facility and, finding that violation, the Commission shall revoke the Conditional Use authorization. Such revocation by the Planning Commission is appealable to the Board of Supervisors.
 14. 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.
 15. **Complaints and Proceedings.** Should any party complain to the Project Sponsor about the installation or operation of the facilities, which complaints are not resolved by the Project Sponsor, the Project Sponsor (or its appointed agent) shall advise the Zoning Administrator of the complaint and the failure to satisfactorily resolve such complaint. If the Zoning Administrator thereafter finds a violation of any provision of the City Planning Code and/or any condition of approval herein, the Zoning Administrator shall attempt to resolve such violation on an expedited basis with the Project Sponsor. If such efforts fail, the Zoning Administrator shall refer such complains to the Commission for consideration at the next regularly scheduled public meeting.
 16. **Severability.** 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 of the remaining provisions, clauses, sentences, or sections of these conditions. It is hereby declared to be the intent of the Commission that these conditions of approval would have been adopted had such invalid sentence, clause, or section or part thereof not been included herein.
 17. **Transfer of Operation.** 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.

18. **Compatibility with City Emergency Services.** The facility shall not be operated, nor 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.
19. **Notice of Recordation.** Prior to the issuance of any building permit for the construction of 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, which notice shall state that construction of the Project has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied, and record said writing if requested.
20. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$500 a day in accordance with Planning Code Section 176.
21. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).
22. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor. This authorization may be extended at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection is delayed by a city, state, or federal agency or by appeal of the issuance of such permit.

STAFF-SUBMITTED GRAPHICS

631 O'FARRELL STREET
CASE NO. 2008.1291C

Parcel Map

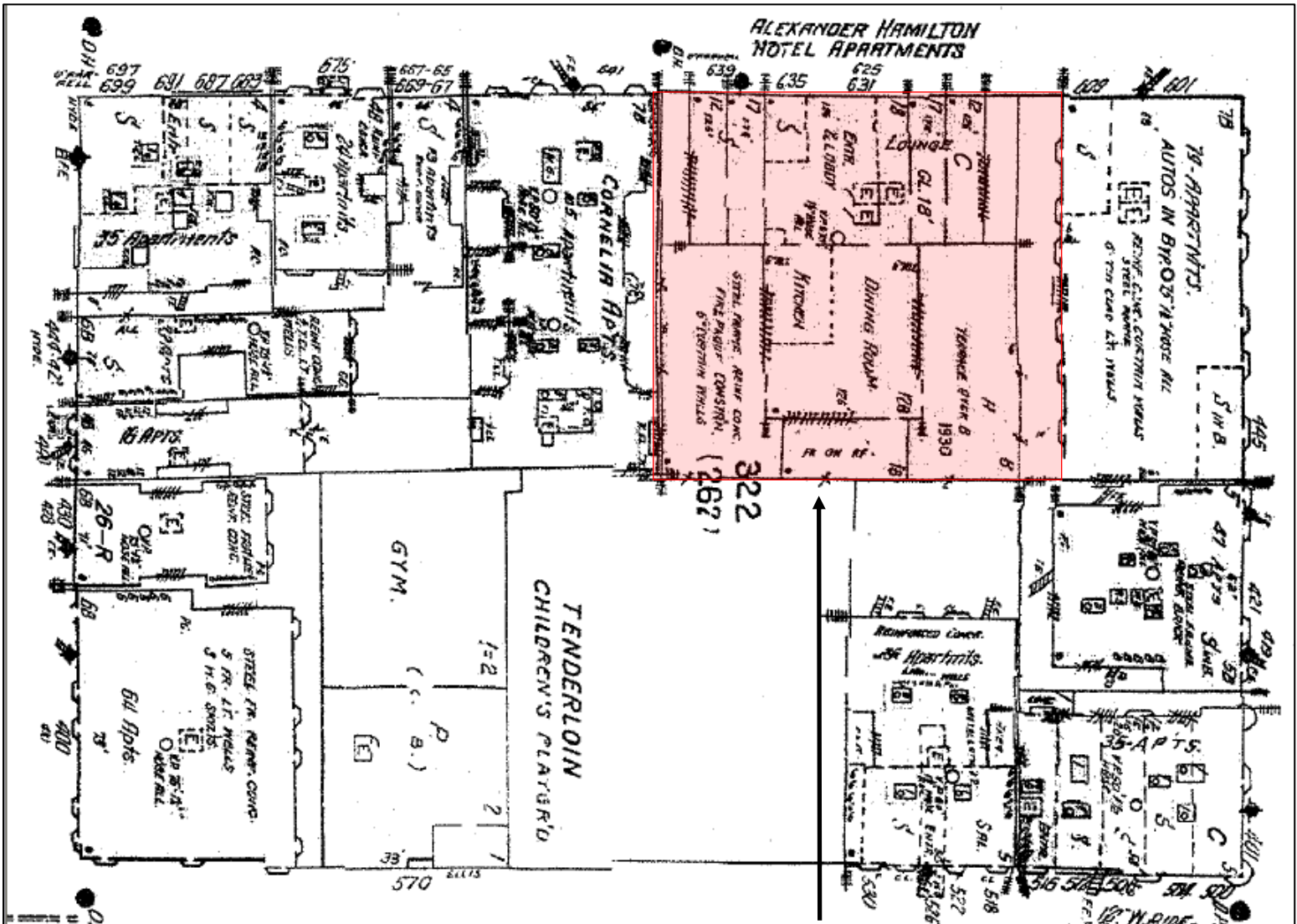


SUBJECT PROPERTY



Conditional Use Authorization Request
Case Number 2008.1291C
T-Mobile WTS Facility Installation
6310'Farrell Street

Sanborn Map*



SUBJECT PROPERTY

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



Conditional Use Authorization Request
 Case Number 2008.1291C
 T-Mobile WTS Facility Installation
 631 O'Farrell Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Request
Case Number 2008.1291C
T-Mobile WTS Facility Installation
631O'Farrell Street

Aerial Photo

South-Facing

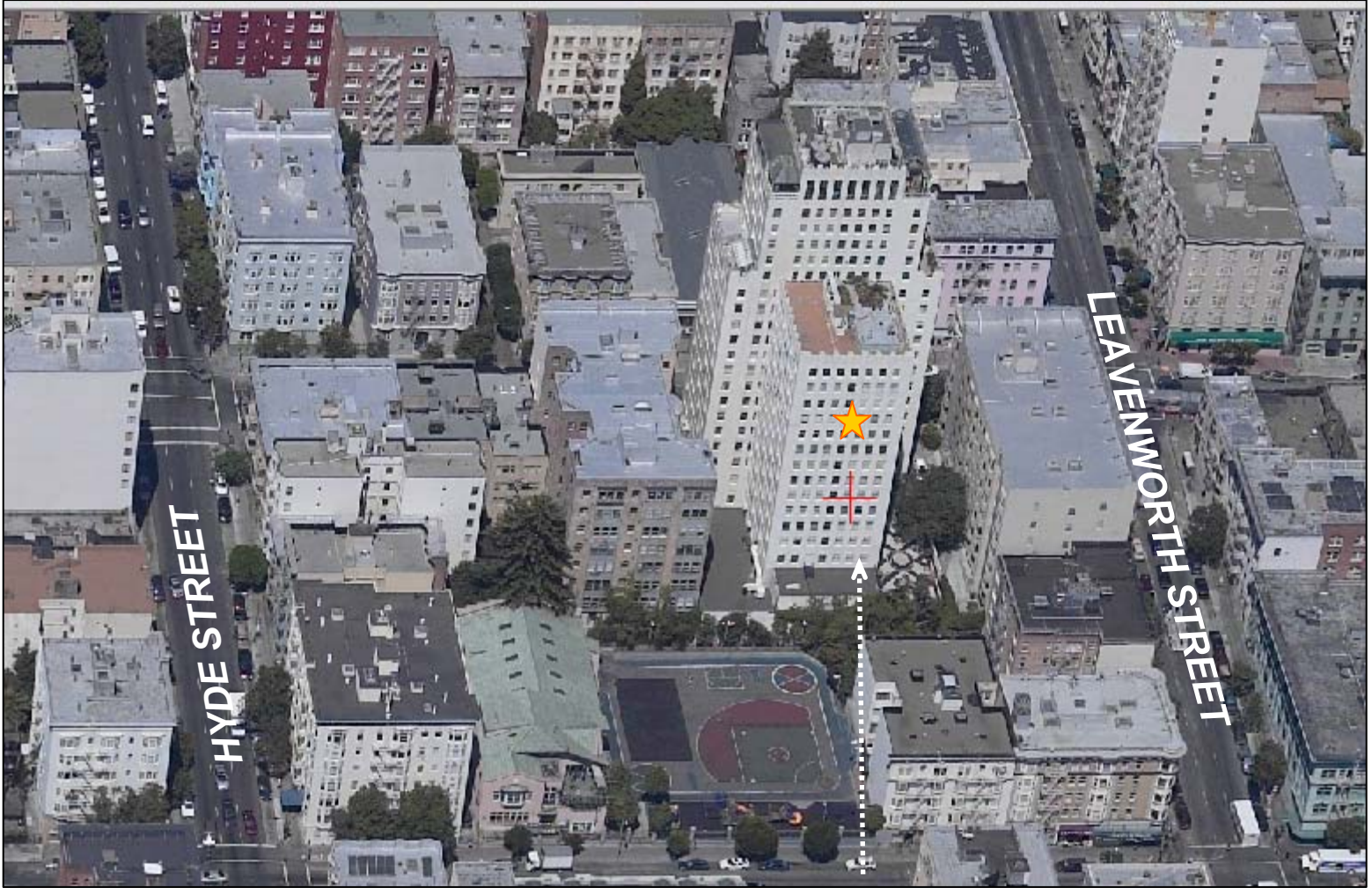


SUBJECT PROPERTY



Aerial Photo

North-Facing



SUBJECT PROPERTY



Aerial Photo

East-Facing



SUBJECT PROPERTY



Conditional Use Authorization Request
Case Number 2008.1291C
T-Mobile WTS Facility Installation
631 O'Farrell Street

Aerial Photo

West-Facing



SUBJECT PROPERTY



Conditional Use Authorization Request
Case Number 2008.1291C
T-Mobile WTS Facility Installation
631 O'Farrell Street

Zoning Map



SUBJECT PROPERTY



Conditional Use Authorization Request
Case Number 2008.1291C
T-Mobile WTS Facility Installation
631 O'Farrell Street

Existing



close up view

Proposed



close up view

view from Post Street looking southeast at site

Existing



close up view

Proposed



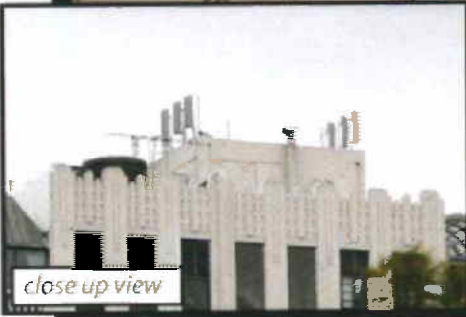
close up view

view from O'Farrell Street looking east at site

Existing

Existing Antennas
(By Others)

close up view



Proposed

Proposed T-Mobile
Antennas

close up view



view from Turk Street looking north at site

T-Mobile West Corp.

1855 GATEWAY BLVD., 9TH FLOOR
CONCORD, CA 94520

SF13004 HAMILTON BUILDING

631 O'FARRELL ST.
SAN FRANCISCO, CA 94109
CITY AND COUNTY OF SAN FRANCISCO

T-Mobile West Corp.

1855 GATEWAY BLVD., 9TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION

SF13004

HAMILTON BUILDING

631 O'FARRELL ST.

SAN FRANCISCO, CA 94109

SAN FRANCISCO COUNTY

CURRENT ISSUE DATE:

05/24/10

ISSUED FOR:

ZONING

REV	DATE	DESCRIPTION
1	11/29/08	AS B
2	11/14/08	100% PD
3	12/14/08	ADD ROOM COMMENTS
4	04/27/09	REVISED FOR STATEN
5	06/23/09	ADD 700' RAD. TUBE
6	05/24/10	BLANK 1 AND 10AS

ARCHITECT/ENGINEER



141 Stenton Ave.
Menlo Park, CA 94025

TEL: (650) 854-3597
FAX: (650) 854-3755

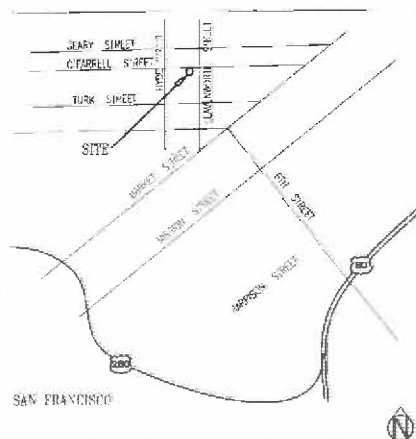
LICENSER:

SHEET NAME

TITLE SHEET

SHEET NUMBER

T-1



VICINITY MAP



DIRECTIONS TO SITE FROM TWO

SITE NAME: HAMILTON BUILDING
 SITE NUMBER: SF13004
 SITE ADDRESS: 631 O'FARRELL ST.
 SAN FRANCISCO, CA 94109
 OWNER: 4301 THE GARDEN ASSOCIATION
 631 O'FARRELL ST.
 SAN FRANCISCO, CA 94109
 APPLICANT: T-MOBILE
 1825 CALIFORNIA BLVD., SUITE 200
 CONCORD, CA 94520
 ZONING MANAGER: RICK BRISCH
 415 577-7826
 LEASING MANAGER: JIM JAGGERS
 PERMITS, INC.
 370-23-5807
 ARCHITECT: KIM PURTELL
 KP DESIGN
 906-854-1597
 ATTENTION: R3422272
 DMSUSER: W12225487 A.P.N.: 322A-166

PROJECT SUMMARY

FOR PROJECT CONSIST OF THE INSTALLATION AND OPERATION OF ANTENNA AND ASSOCIATED TO RADIOTELEPHONE SYSTEMS. A TOTAL OF 3 AS-BUILD AND 4 ANTENNA ENCASEMENTS ARE PROPOSED AT THIS SITE. ANTENNA ENCASEMENTS ARE LOCATED ON THE ROOF OF 3 FLOOR. ANTENNA ENCASEMENTS ARE LOCATED ON THE ROOF OF 1 FLOOR. ANTENNA ENCASEMENTS ARE LOCATED ON THE ROOF OF 1 FLOOR. THE TOTAL AREA OF ANTENNA ENCASEMENTS IS 1000 SQ. FT.

SCOPE OF WORK

SHT. NO.	DESCRIPTION
T-1	TITLE SHEET
A-1	SITE PLAN
A-2	ENLARGED PENTHOUSE PLAN
A-3	EQUIPMENT ROOM
A-4	ELEVATIONS
A-5	ELEVATIONS
A-6	ENLARGED PENTHOUSE ELEVATIONS
A-7	ANTENNA DETAILS

SHEET INDEX

Mobile West Corp.

1850 COLUMBIA AVENUE, 5TH FLOOR
SAN FRANCISCO, CA 94108

PROJECT INFORMATION:
SF13004
HAMILTON BUILDING

BY: O'FARRELL ST
SAN FRANCISCO, CA 94108
SAN FRANCISCO COUNTY
CURRENT ISSUE DATE:

05/24/10

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION
1	11/21/08	ADD PERMITS TO REVIEW
2	11/24/08	ISSUE TO
3	12/16/08	ADD WORKS COMMITTEE
4	02/17/09	REVISION FOR SCREEN
5	04/14/09	ADD FOR REVIEW TO E
6	05/24/10	REWORK & ANTENNAS

ARCHITECT/ENGINEER



141 Stanford Ave.
Menlo Park, CA 94025

Tel: (650) 854-3697
Fax: (650) 854-3754

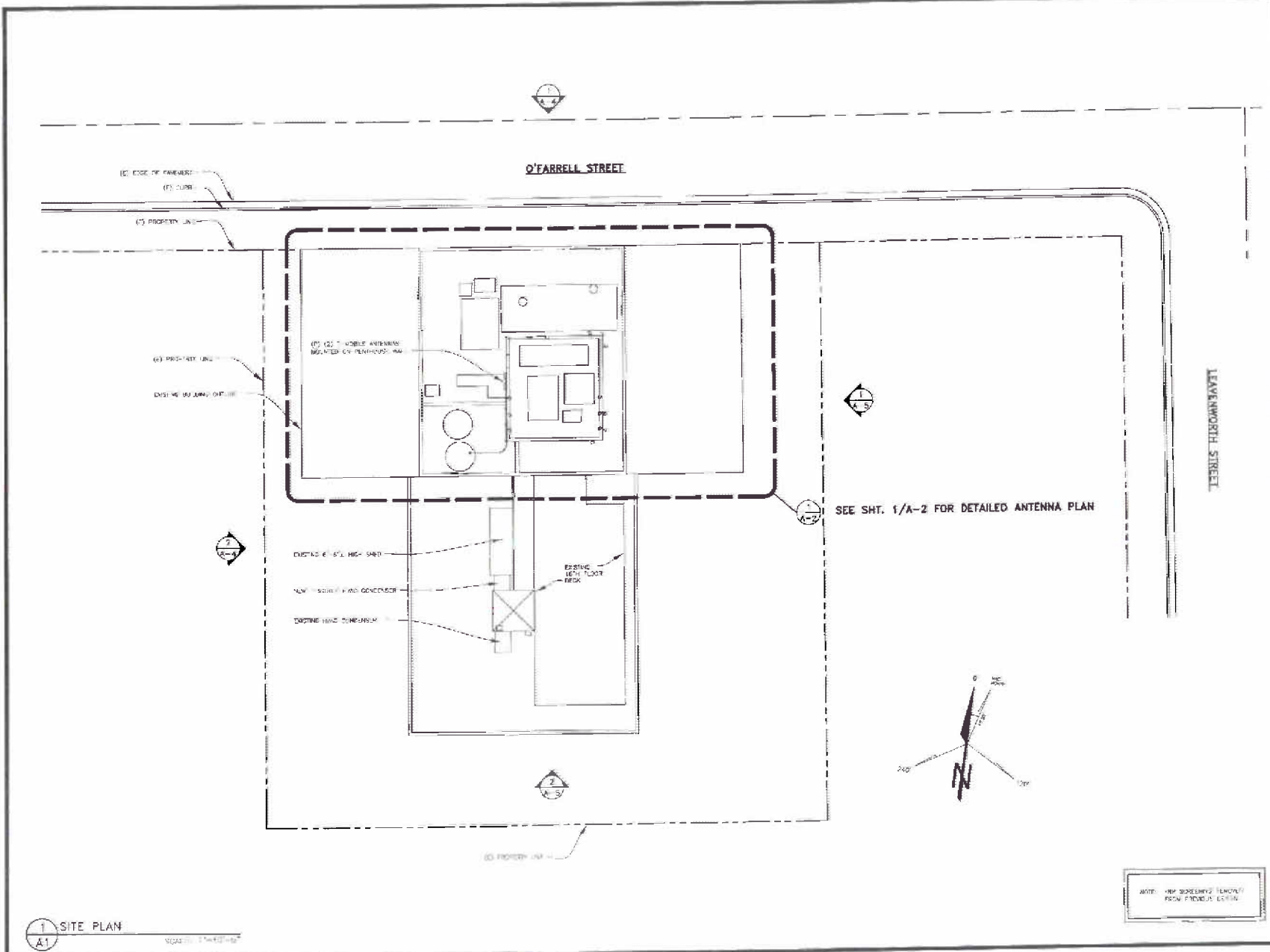
LICENSER:

SHEET NAME

SITE PLAN

SHEET NUMBER

A-1



1 SITE PLAN
A.1
SCALE: 1"=40'-0"

NOTE: NEW BODIES TO BE REMOVED FROM FIBER IN LEVELS



141 Stanford Ave.
Menlo Park, CA 94025
Tel: (650) 854-8897
Fax: (650) 854-3763



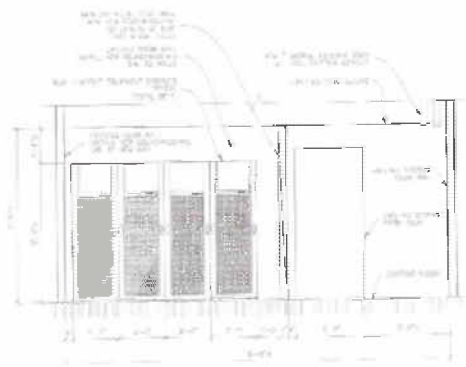
SCHIMPF & ASSOCIATES
371 BOCA
WILSON BLVD
SAN FRANCISCO, CA 94109
SAN FRANCISCO COUNTY

PROJECT NUMBER: 030101
DRAWN BY: JF
CHECKED BY: JF

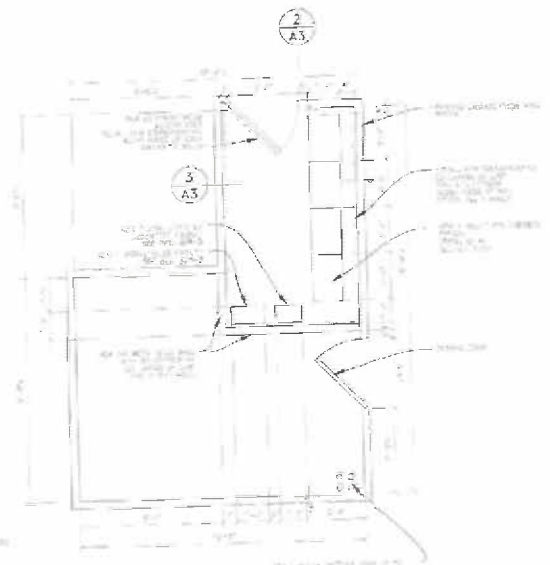
NO.	DATE	ISSUE
1	03/08/01	ISSUE FOR PERMITS
2	03/15/01	ISSUE FOR PERMITS
3	03/22/01	ISSUE FOR PERMITS
4	03/29/01	ISSUE FOR PERMITS
5	04/05/01	ISSUE FOR PERMITS

SHEET TITLE
EQUIPMENT ROOM

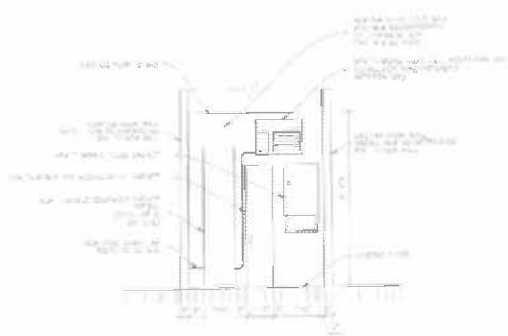
SHEET NUMBER
A-3



2 EQUIPMENT ELEVATION
A-3



1 EQUIPMENT PLAN - 12TH FLOOR STORAGE ROOM
A-3



1 EQUIPMENT ELEVATION
A-3

NOTE: 16" SCREENING REQUIRED FROM THE PUBLIC STREET

Mobile West Corp.

1825 GILMAN BLVD, 8TH FLOOR
 SAN FRANCISCO, CA 94109
 PROJECT INFORMATION:
 SF13004
 HAMILTON BUILDING
 631 STARRELL ST.
 SAN FRANCISCO, CA 94109
 SAN FRANCISCO COUNTY
 CURRENT ISSUE DATE:

05/24/10

ISSUED FOR:

ZONING

REV.	DATE	DESCRIPTION
1	07/07/08	ADD 29 REVIEW
2	07/14/08	ADD 23
3	07/29/08	ADD 300'S COMMENTS
4	08/19/08	REVISE PER 2008A
5	08/29/09	ADD PERM. NOT
6	05/24/10	REWORK 4 ANTENNAS

ARCHITECT/ENGINEER



141 Stanton Ave.
 Menlo Park, CA 94025
 Tel: (650) 854-3657
 Fax: (650) 854-3763

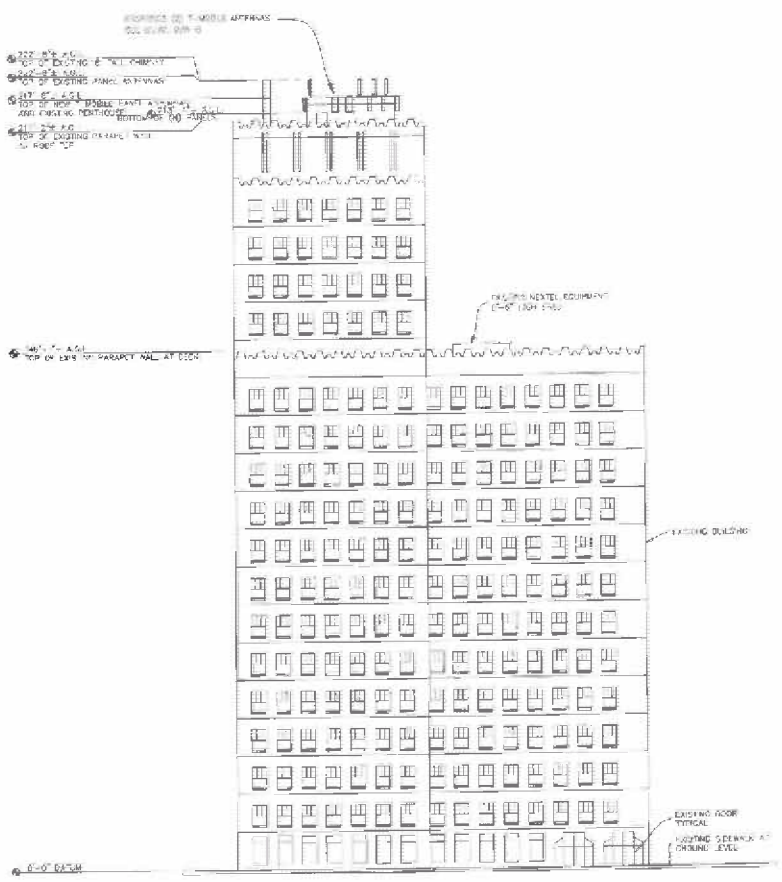
LICENSEN:

SHEET NAME

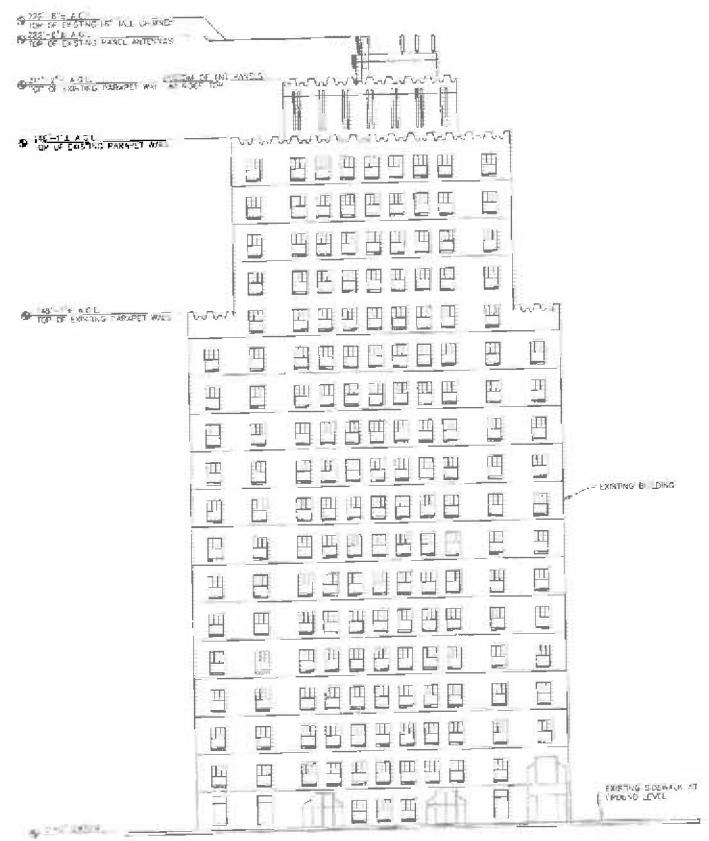
ELEVATIONS

SHEET NUMBER

A-4



2 WEST ELEVATION
 A4 1"=10'-0"



1 NORTH ELEVATION
 A4 1"=10'-0"

NOTE: 190' SOUTHWING REMOVED FROM PREVIOUS DESIGN.

Mobile West Corp.

1800 GILKEY BLVD. 20TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:
SP13004
HAMILTON BUILDING

637 OTARRELL ST.
SAN FRANCISCO, CA 94108
SAN FRANCISCO COUNTY

CURRENT ISSUE DATE:
05/24/10

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION
1	11/01/09	ADD NEW 2D REVISED
2	11/04/09	ISSUE 2D
3	02/24/10	ADD HIGH RISE CATEGORY
4	04/20/10	REMOVE TOP SCREEN
5	05/14/10	ADD 1 3P W/4 NOT
6	05/24/10	REMOVE 4 ANTENNAS

ARCHITECT/ENGINEER



141 Stanford Ave.
Menlo Park, CA 94025

Tel: (650) 854-3800
Fax: (650) 854-3753

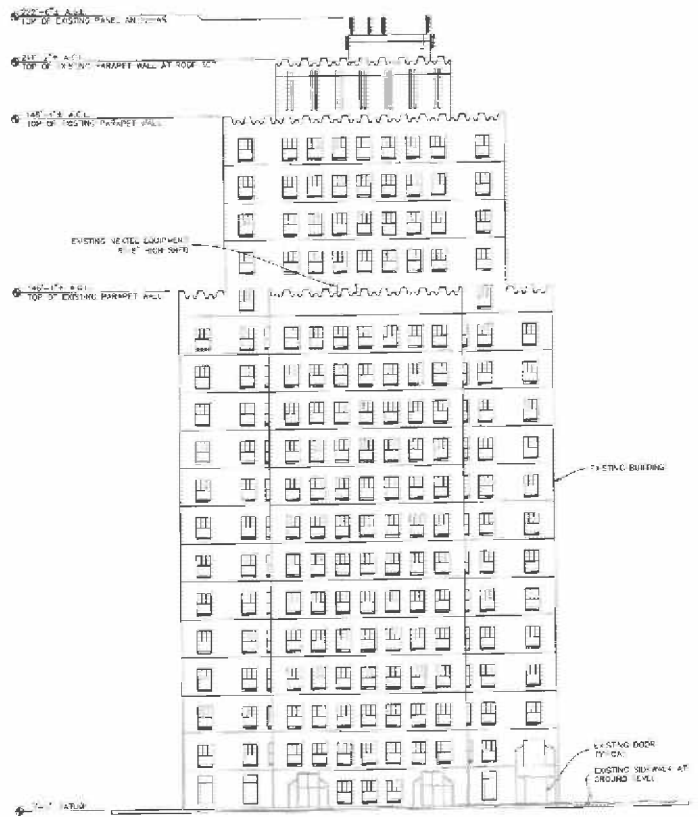
LICENSER:

SHEET NAME

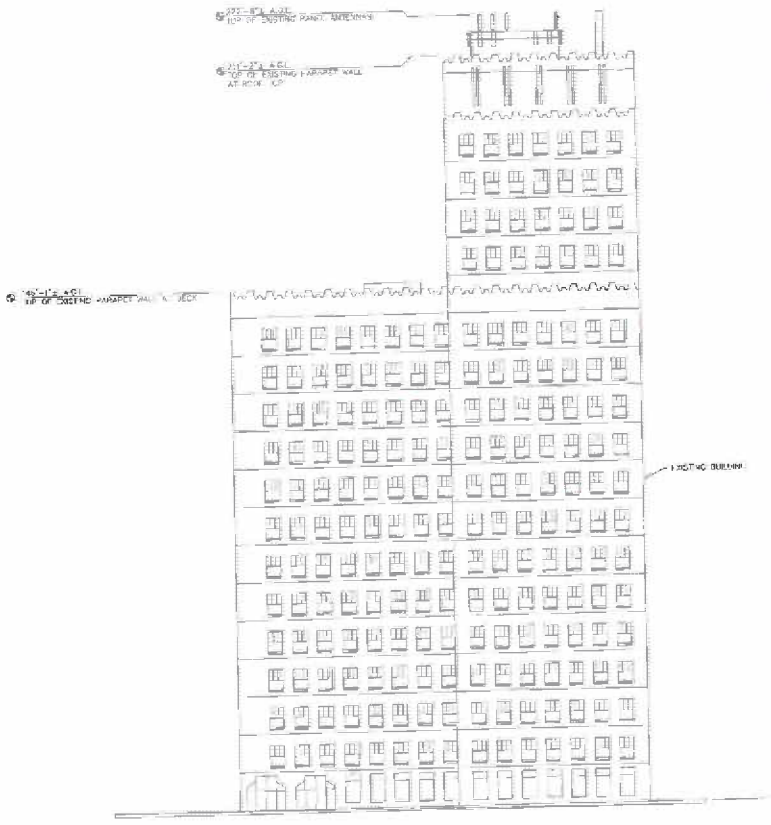
ANTENNA PLANS & ELEVATIONS

SHEET NUMBER

A-5



7 SOUTH ELEVATION
1"=10'-0"



1 EAST ELEVATION
1"=10'-0"

05/24/10

SSUD FOR:

ZONING

REV.	DATE	DESCRIPTION
1	11/20/08	ISSUED FOR REVIEW
2	11/14/08	100% AD
3	02/18/09	ADD POINTS COMMENTS
4	02/17/09	REMOVE FROM SCREEN
5	05/14/09	A-10 PER REM 1019
6	05/24/10	REMOVE 4 ANTENNAS

ARCHITECT/ENGINEER



141 Stanford Ave.
 Menlo Park, CA 94025

Tel: (650) 854-3897
 Fax: (650) 854-3753

LICENSER

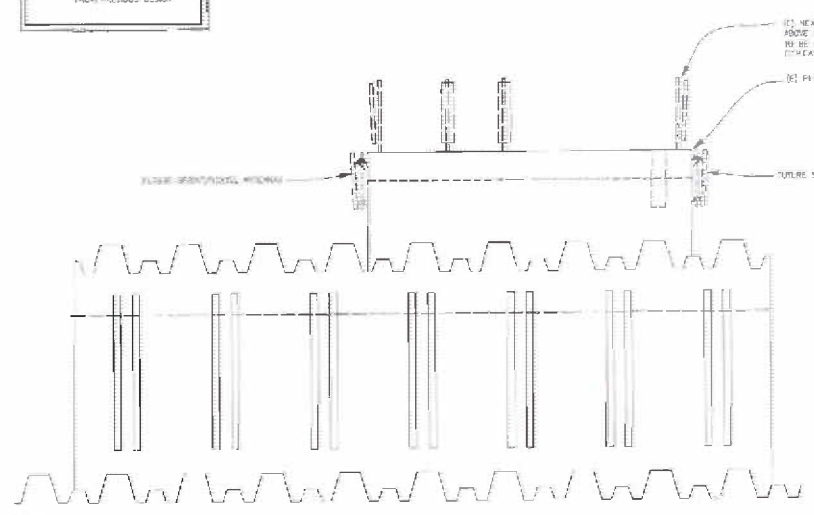
SHEET NAME

ENLARGED PENTHOUSE ELEVATIONS

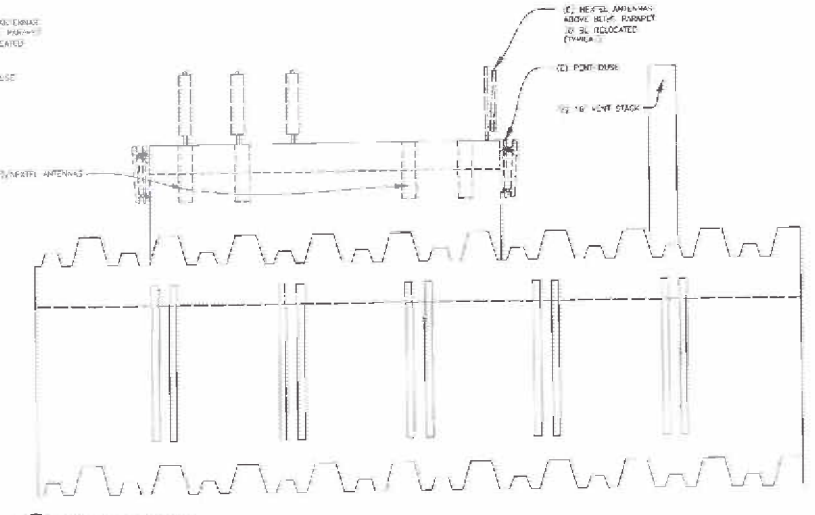
SHEET NUMBER

A-6

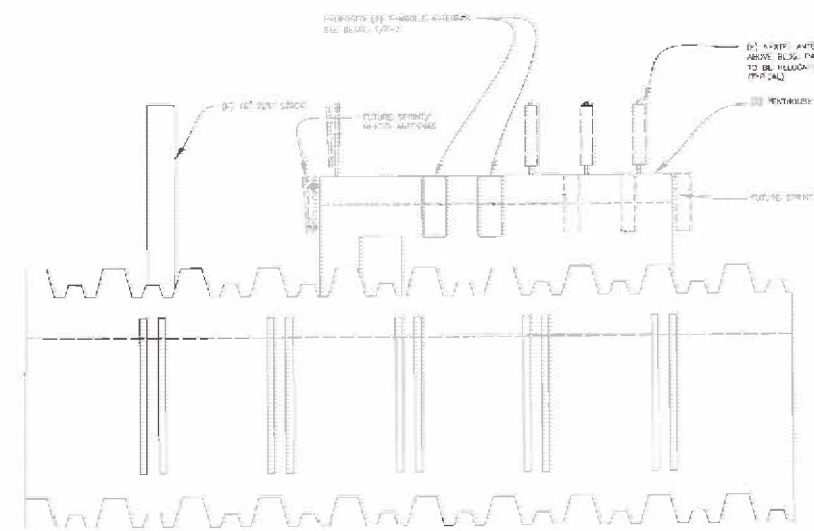
NOTE: FPP SCREENING REMOVED FROM PROPOSED DESIGN



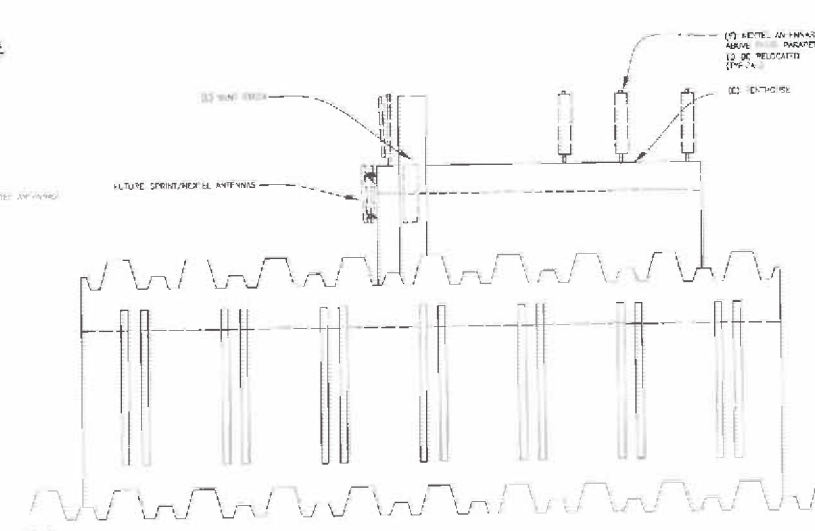
4 SOUTH ELEVATION
 1/4"=1'-0"



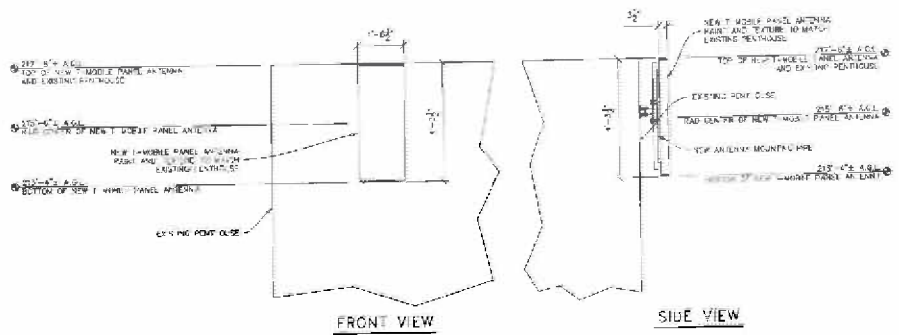
3 EAST ELEVATION
 1/4"=1'-0"



2 WEST ELEVATION
 1/4"=1'-0"



1 NORTH ELEVATION
 1/4"=1'-0"



1 ANTENNA ELEVATION
A7 1/2" = 1' 0"

Mobile West Corp.
 1055 BATTERY ROAD, 2ND FLOOR
 SAN FRANCISCO, CA 94133

PROJECT INFORMATION:
 SF13004
 HAMILTON BUILDING
 635 O'FARRELL ST.
 SAN FRANCISCO, CA 94109
 SAN FRANCISCO COUNTY
 CURRENT ISSUE DATE:
 05/24/10

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION
1	11/20/09	SCS 2D REVIEW
2	11/14/09	100% CD
3	06/26/08	ADD PERM COMMENTS
4	06/26/08	REMOVE HATCH FROM NORTH
5	06/26/08	ADD PERM. CD# NO. 1
6	05/24/10	REMOVE 4 ANTENNAS

ARCHITECT/ENGINEER

 141 Stanford Ave.
 Menlo Park, CA 94025
 Tel: (650) 854-1097
 Fax: (650) 854-3753

LICENSER: _____

SHEET NAME: _____
 ANTENNA DETAILS

SHEET NUMBER: _____
A-7



ROCKSOLID
COVERAGE

Coverage Maps

SF13004C

Hamilton Building

631 O'Farrell St, San Francisco, CA

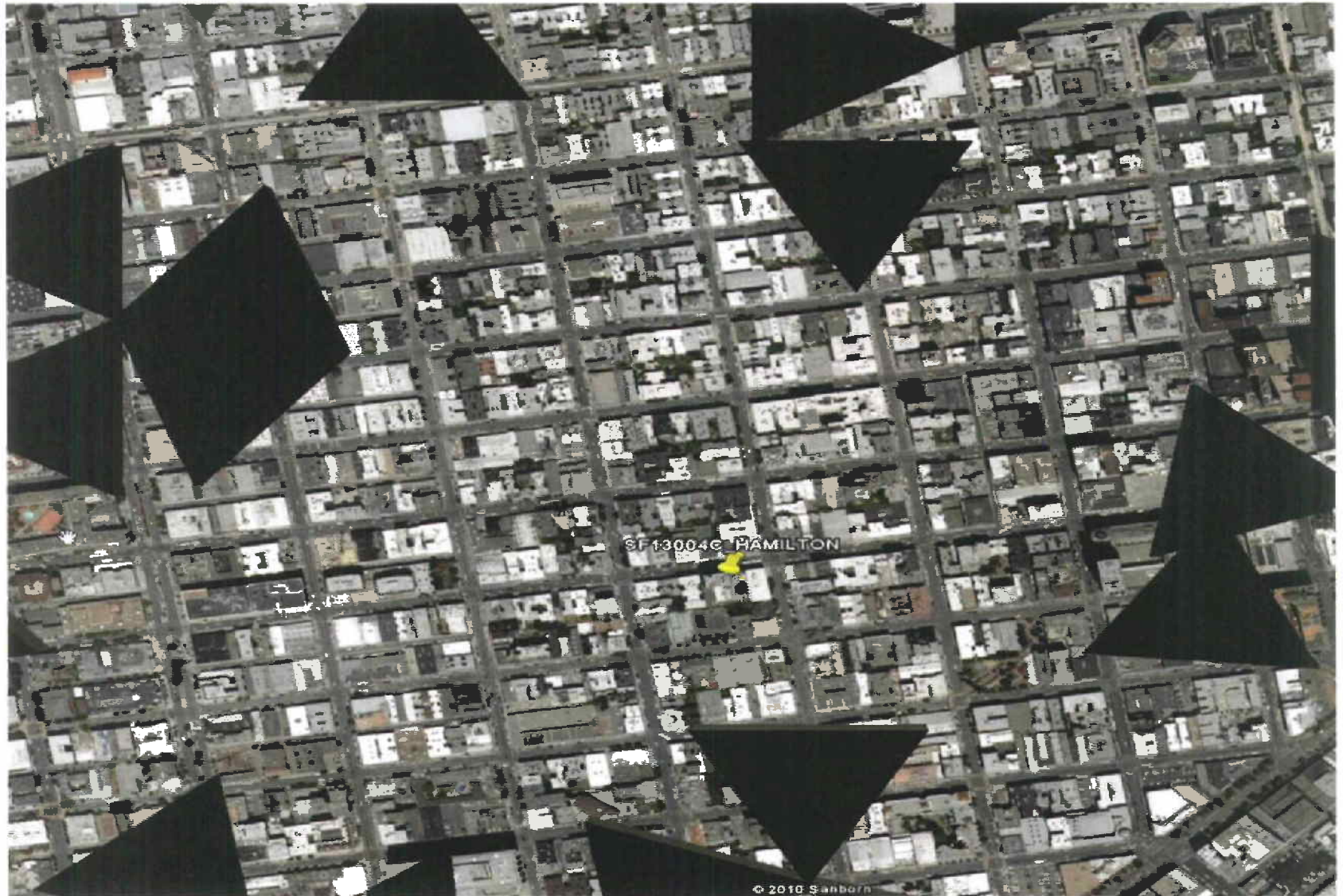
....**T**..Mobile..



Existing Coverage Map

"Confidential and Proprietary. Not for Further Distribution."

ROCKSOLID
COVERAGE



June 4, 2010

2

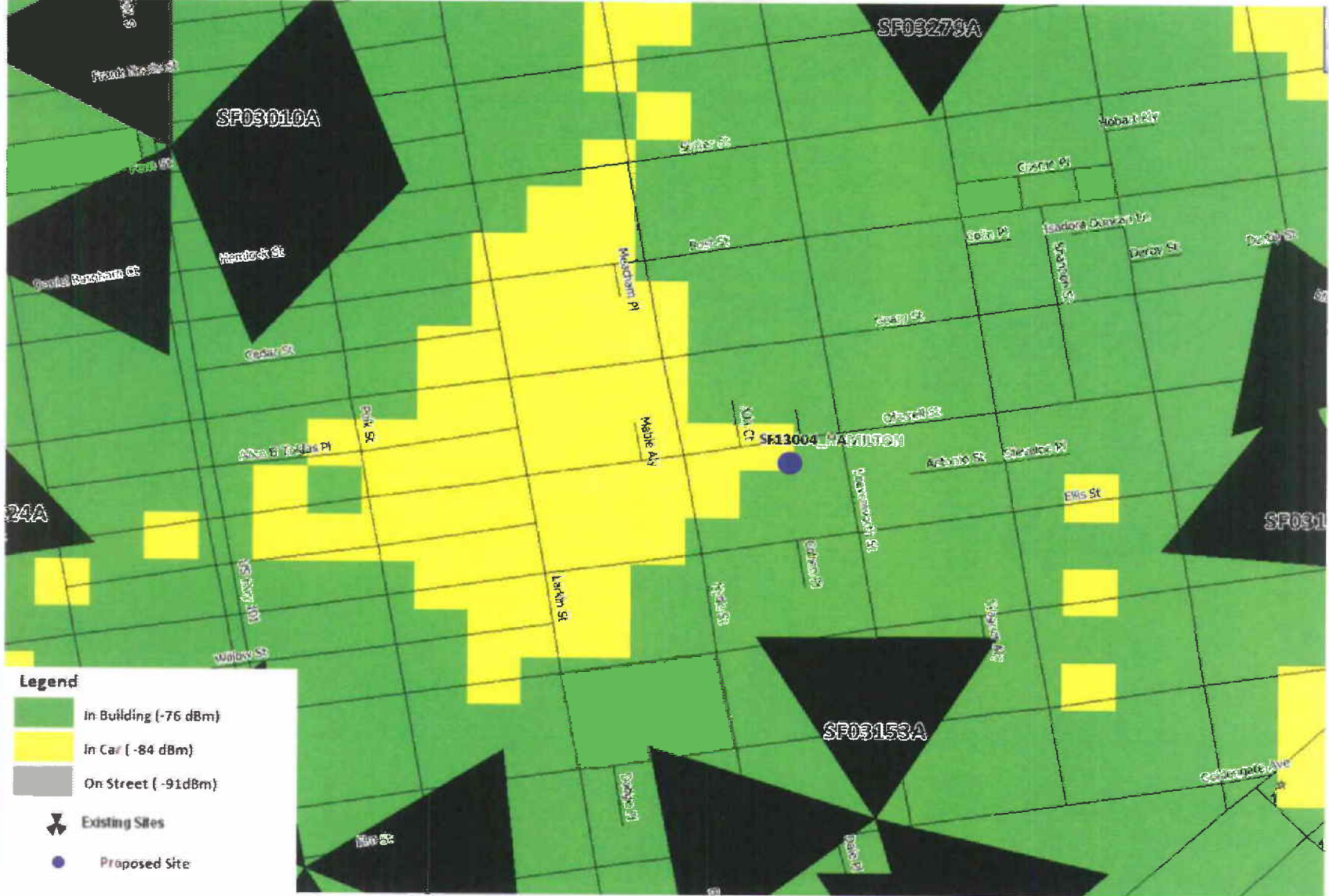
.....T.....Mobile



Existing Coverage Map



"Confidential and Proprietary. Not for Further Distribution."



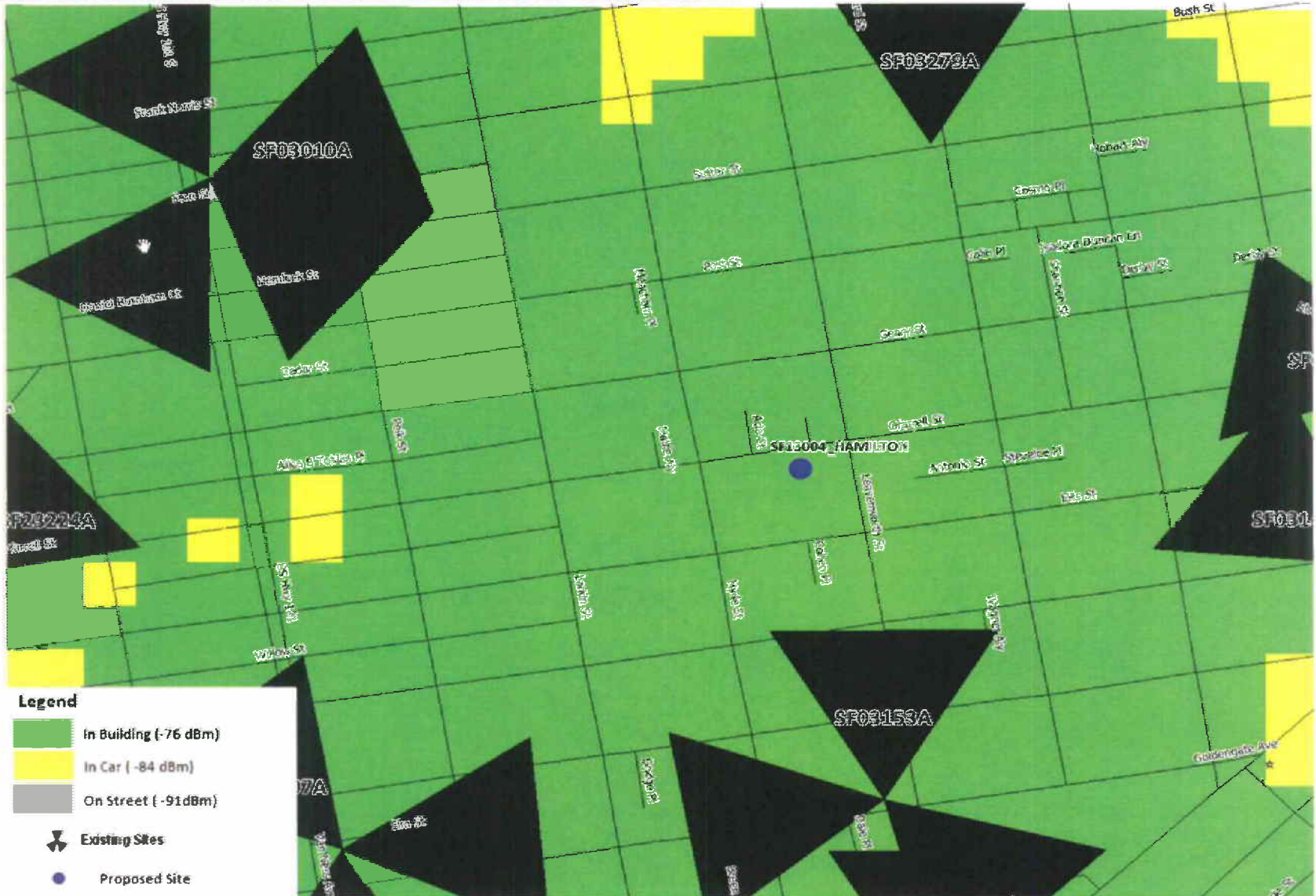
June 4, 2010



Proposed Coverage Map

ROCKSOLID
COVERAGE

"Confidential and Proprietary. Not for Further Distribution."



June 4, 2010

T-Mobile, The Hamilton, 631 O'Farrell Street

T-Mobile Site ID No. SF13004C

Block: 322A Lot No. 196

Alternate Site Analysis

T-Mobile had previously considered and rejected Castle Apartments, a candidate site located at 825 Geary Street, San Francisco, CA 94109 (APN 0320-021); however, T-Mobile radio frequency engineers determined that the presence of a large number of solar panels on the building's roof resulted in an inadequate amount of leasable space for the required T-Mobile equipment. That site was a Preference Level 4 site, in accordance with the City and County of San Francisco's Wireless Telecommunications Services Facilities Siting Guidelines, dated August 15, 1996. No other sites were evaluated in the search ring as it was determined that no other candidate site would meet the coverage objectives of this ring.



Review of Cellular Antenna Site Proposals

Project Sponsor : T-Mobile **Planner:** Ionin
RF Engineer Consultant: Hammett and Edison **Phone Number:** (707) 996-5200
Project Address/Location: 631 O'Farrell St
Site ID: 837 **SiteNo.:** SF13003

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

- X 1. The location of all existing antennas and facilities. Existing RF levels. (WTS-FSG, Section 11, 2b)
 Existing Antennas No Existing Antennas: 9
- X 2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from the approved antennas. (WTS-FSG Section 11, 2b)
 Yes No
- X 3. The number and types of WTS within 100 feet of the proposed site and provide estimates of cumulative EMR emissions at the proposed site. (WTS-FSG, Section 10.5.2)
 Yes No
- X 4. Location (and number) of the Applicant's antennas and back-up facilities per building and number and location of other telecommunication facilities on the property (WTS-FSG, Section 10.4.1a)
- X 5. Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to the application (WTS-FSG, Section 10.4.1c)
 Maximum Power Rating: 3000 watts.
- X 6. The total number of watts per installation and the total number of watts for all installations on the building (roof or side) (WTS-FSG, Section 10.5.1).
 Maximum Effective Radiant: 3000 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 10.4.1d)
- X 8. Report estimated ambient radio frequency fields for the proposed site (identify the three-dimensional perimeter where the FCC standards are exceeded.) (WTS-FSG, Section 10.5) State FCC standard utilized and power density exposure level (i.e. 1986 NCRP, 200 $\mu\text{w}/\text{cm}^2$)
 Maximum RF Exposure: 0.00055 mW/cm^2 Maximum RF Exposure Percent: 0.055
- 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: 21
 Occupational_Exclusion_Area Occupational Exclusion In Feet: 5

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

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

Comments:

There are 0 antennas existing operated by T-Mobile installed on the roof top of the building at 631 O'Farrell St. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. T-Mobile proposes to install 2 new antenna. The antennas are mounted at a height of 215 feet above the ground. The estimated ambient RF field from the proposed T-Mobile transmitters at ground level is calculated to be 0.00055 mW/sq cm., which is 0.055 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 21 feet and does not reach any publicly accessible areas. Warnings signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Worker should not have access to within 5 feet of the front of the antennas while they are in operation.

 Not Approved, additional information required.

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

 f Hours spent reviewing

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

Signed:



Dated: 6/10/2010

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

**T-Mobile West Corp. • Proposed Base Station (Site No. SF13004C)
631 O'Farrell Street • San Francisco, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained by T-Mobile West Corp., a personal wireless telecommunications carrier, to evaluate its proposed base station (Site No. SF13004C) to be located at 631 O'Farrell Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radiofrequency ("RF") electromagnetic fields.

Background

The San Francisco Department of Public Health has adopted a 10-point checklist for determining compliance of WTS facilities with prevailing safety standards. The acceptable thresholds for exposures of unlimited duration come from the guidelines adopted by the FCC at the direction of the U.S. Congress:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Point-to-Point ("microwave")	5-23,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Broadband Radio ("BRS")	2,600	5.00	1.00
Advanced Wireless ("AWS")	2,100	5.00	1.00
Personal Communication ("PCS")	1,950	5.00	1.00
"Cellular" Telephone	870	2.90	0.58
Specialized Mobile Radio ("SMR")	855	2.85	0.57
"700 MHz"	700	2.35	0.47
[most restrictive frequency range]	30-300	1.00	0.20

The site was visited by Mr. Robert W. Hammett, a qualified field technician contracted by Hammett & Edison, Inc., during normal business hours on June 8, 2010, a non-holiday weekday, and reference has been made to additional information provided by T-Mobile, including zoning drawings by KP Design, dated May 24, 2010.

Checklist

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

There are presently mounted nine directional antennas for use by Sprint Nextel on short poles above the penthouse of the Hamilton Building, located at 631 O'Farrell Street. Existing RF levels at ground level were less than 1% of the most restrictive public exposure limit.

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

No other WTS facilities or other communications facilities are reported to be approved for this site but not yet installed. It is reported that Sprint Nextel has received approval to relocate its antennas onto the face of the penthouse.

**T-Mobile West Corp. • Proposed Base Station (Site No. SF13004C)
631 O'Farrell Street • San Francisco, California**

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

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

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

T-Mobile proposes to mount two Andrew Model TMZXXX-6516-R2M directional panel antennas on the sides of the penthouse above the roof of the building, with 8° downtilt at an effective height of about 215½ feet above ground level, 9 feet above the roof, and would be oriented toward 260°T.

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

The expected operating power of the T-Mobile transmitters is reflected in the resulting effective radiated power given in Item 6 below; the transmitters may operate at a power below their maximum rating. The maximum power rating for the other carrier's 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 T-Mobile in any direction would be 3,000 watts, representing the simultaneous operation at 2,100 watts for PCS and 900 watts for AWS operations. The number of watts for the other carrier is not known.

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

The proposed antennas are to be installed as described in Item 4 above. There were noted no taller buildings located nearby.

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

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed T-Mobile operation by itself is calculated to be 0.00055 mW/cm², which is 0.055% of the applicable public exposure limit. Ambient RF levels for the proposed site are estimated to be below 1% of the public limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 21 feet out from the antenna faces and to much lesser distances above, below, and to the sides of the antennas; this does not reach the roof or any other publicly accessible areas.

9. Describe proposed signage at site.

Due to their mounting locations, the T-Mobile antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To

**T-Mobile West Corp. • Proposed Base Station (Site No. SF13004C)
631 O'Farrell Street • San Francisco, California**

prevent occupational exposures in excess of the FCC guidelines, no access within 5 feet directly in front of the T-Mobile antennas themselves, such as might occur during building maintenance activities, should be allowed while the antennas are in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory warning signs* at the roof access door and at the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance would be sufficient to meet the guidelines adopted by the FCC. Similar measures have been observed in place at this site for Sprint Nextel.

10. Statement of authorship.

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

Conclusion

Based on the information and analysis above, it is my professional opinion that the proposed T-Mobile West Corp. base station will comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. Posting of explanatory signs is recommended to establish compliance with occupational exposure limitations.



William F. Hammett
William F. Hammett, P.E.

June 8, 2010

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

NOTICE OF NEIGHBORHOOD MEETING

To: All Neighbors and Owners within a 500 foot radius of 631 O'Farrell Street, San Francisco, CA

MEETING INFORMATION

Date: Thursday, December 10, 2009
Time: 6:00 p.m.
Where: VIETNAMESE COMMUNITY
CENTER OF SAN FRANCISCO
766 Geary Street
San Francisco, CA

Site Information

Address: 631 O'Farrell Street
Block/Lot: 322A-196
Zoning: RC-4

Applicant

T-Mobile Wireless

Contact Information

Rick Hirsch
Permit Me, Inc.
(415) 377-7826

T-Mobile is proposing a wireless communication facility at 631 O'Farrell Street, San Francisco. The proposed T-Mobile wireless site would be an unmanned facility consisting of four antennas. Three panel antennas would be flush-mounted to the existing rooftop penthouse building, and the fourth antenna would be placed within a fiberglass reinforced plastic faux vent structure mounted to the rooftop. A total of four equipment cabinets would be located in a room on the 12th floor of the building. This project will be scheduled for a Planning Commission Hearing at a later date.

You are invited and encouraged to attend the Community Outreach Meeting, to be held at Vietnamese Community Center of San Francisco, 766 Geary Street, San Francisco, CA on Thursday, December 10, 2009 at 6:00 p.m. to learn more about the project.

If you have any questions regarding the proposal and are unable to attend the meeting, please contact Rick Hirsch at (415) 377-7826. Please contact Tim Frye, City of San Francisco Planning Department, at (415) 575-6822, should you have questions regarding the City of San Francisco Planning permit process.

NOTE: If you require an interpreter to be present at the meeting, please contact our office at (415) 377-7826 at your earliest convenience and we will make every effort to provide you with an interpreter.

AVISO DE REUNIÓN EN EL VECINDARIO

A: Vecinos y propietarios dentro de un radio de 500 pies de 631 O'Farrell Street, San Francisco, CA

INFORMACIÓN SOBRE LA REUNIÓN

Fecha: Jueves 10 de diciembre de 2009
Hora: 6:00 de la tarde
Lugar: VIETNAMESE COMMUNITY
CENTER OF SAN FRANCISCO
766 Geary Street
San Francisco, CA

Información sobre el sitio

Dirección: 631 O'Farrell Street
Bloque/Lote: 322A-196
Zona: RC-4

Solicitante

T-Mobile Wireless

Información de contacto

Rick Hirsch
Permit Me, Inc.
(415) 377-7826

T-Mobile propone una instalación de comunicaciones inalámbrica en 631 O'Farrell Street, San Francisco. El sitio inalámbrico propuesto por T-Mobile sería una instalación inalámbrica que consistiría de cuatro antenas. Tres antenas panel se montarían al ras sobre el techo del penthouse existente en el edificio, y la cuarta antena se colocaría dentro de una falsa estructura de ventilación reforzada con fibra de vidrio montada en el techo. Se ubicaría un total de cuatro gabinetes de equipos en una sala en el piso 12 del edificio. La revisión de este proyecto por parte de la Comisión de Planeación será programada para una fecha posterior.

Está usted invitado a asistir a una reunión informativa para la comunidad en el Vietnamese Community Center of San Francisco, 766 Geary Street, San Francisco, CA el jueves 10 de diciembre de 2009 a las 6 de la tarde para obtener más información acerca del proyecto.

Si tiene alguna pregunta referente a la propuesta o no puede concurrir a la reunión, por favor póngase en contacto con Rick Hirsch al (415) 377-7826. Por favor póngase en contacto con Tim Frye, del Departamento de Planeación de San Francisco al teléfono (415) 575-6822, si tiene alguna pregunta sobre el proceso de planeación.

NOTA: Si requiere la presencia de un intérprete en la reunión, por favor comuníquese con nuestra oficina al (415) 377-7826 en cuanto pueda y trataremos de proporcionarle un intérprete.

社區會議通知

致：加州三藩市 O'Farrell 街 631 號周圍五百英尺內的居民和業主

會議詳情

日期：2009 年 12 月 10 日（星期四）
時間：晚上 6:00
地點：三藩市越南社區中心
(VIETNAMESE COMMUNITY
CENTER OF SAN FRANCISCO)
766 Geary Street
San Francisco, CA

設施地點資料

地址：631 O'Farrell Street
街段 / 地段：322A-196
劃區：RC-4

申請公司

T-Mobile Wireless

聯絡人

Rick Hirsch
Permit Me, Inc.
(415) 377-7826

T-Mobile 公司建議在三藩市 O'Farrell 街 631 號設立一無線電通訊設施。建議中的 T-Mobile 無線電設施無需人手操作，由四條天線組成，其中三條天線將對齊安裝在現有屋頂閣樓上，第四條天線則置於玻璃纖維強化塑膠仿排氣管內，並安裝在屋頂上。總共有四個設備櫃將置於建築物 12 樓一室內。本計劃將於日後在規劃委員會聽證會 (Planning Commission Hearing) 上審核。

我們誠意邀請您出席將於 2009 年 12 月 10 日星期四晚上 6:00 在三藩市越南社區中心 (Vietnamese Community Center of San Francisco) (766 Geary Street, San Francisco, CA) 舉行的社區諮詢會議，進一步了解本計劃。

若對上述建議有任何疑問，但無法出席社區會議，請致電 (415) 377-7826 與 Rick Hirsch 聯絡；若對三藩市規劃程序有任何疑問，請致電 (415) 575-6822 與三藩市規劃部 (City of San Francisco's Planning Department) Tim Frye 聯絡。

註：如需翻譯人員在會上提供協助，請即致電 (415) 377-7826 與本辦事處聯絡，我們會盡力為您安排翻譯服務。