



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization to Modify an Existing Wireless Telecommunications Service (WTS) Facility

HEARING DATE: MARCH 11, 2010
CONTINUED FROM THE MARCH 4, 2010 HEARING

Date: February 25, 2010
Case No.: **2009.0499C**
Project Address: **2191 Market Street**
Current Zoning: Upper-Market NCT (Neighborhood Commercial Transit) District
50-X Height and Bulk District
Block/Lot: 3558/137
Project Sponsor: James Singleton, representing Verizon Wireless
12647 Alcosta Boulevard, Suite 110
San Ramon, CA 94583
Staff Contact: Sharon Lai – (415) 575-9087
Sharon.w.lai@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The proposal is to add LTE (Long Term Evolution) service to an existing wireless telecommunications facility operated by Verizon. The project proposes to install three wireless antennas adjacent to the existing antennas facing the north, south, and west side of the penthouse; and two new coax cables per antenna, for the purposes of providing users with faster data streaming capabilities. This technology has been identified to “improve spectral efficiency, lower costs, improve services, make use of re-farmed spectrum opportunities and better integrate with other open standards for faster data streaming,” according to the Project Sponsor. The proposal will not change the existing cell phone call coverage or data streaming coverage of the WTS facility. The new antennas are proposed on a Location Preference 6 (Limited Preference Location) according to the Wireless Telecommunications Services (WTS) Siting Guidelines.

Each antenna will be pipe mounted and measures approximately 3'-6" high by 1' wide by 6" thick, to match the existing antennas and will be painted to match the adjacent railing color. The antennas would be mounted to an existing railing on the penthouse at a height of approximately 51'-7" above the grade. There will be no changes to the equipment cabinets, which are located in the basement of the mixed-use building.

SITE DESCRIPTION AND PRESENT USE

The project site is located on a corner lot fronting on 15th and Market streets, within the Upper Market Street Neighborhood Commercial Transit District. The subject property is occupied by a four-story mixed-use building, with ground floor commercial uses, basement parking and storage, and nine (9) dwelling units on the floors above. The building is approximately 51'-7" in height measured to the roof of the penthouse. There are three (3) existing antennas at the site, located also on the roof of the penthouse as part of the Verizon wireless network, that faces the north, south and west side. The existing wireless telecommunications facility was reviewed and approved by the Planning Commission on June 24, 2004, under case no. 2002.1255C and motion no. 16827.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located within the Upper Market Street NCT (Neighborhood Commercial Transit) District. The Upper Market Street Neighborhood Commercial Transit District is located on Market Street from Church to Noe Streets, and on side streets off Market. Upper Market Street is a multi-purpose commercial district that provides limited convenience goods to adjacent neighborhoods, but also serves as a shopping street for a broader trade area. A large number of offices are located on Market Street within easy transit access to downtown. The width of Market Street and its use as a major arterial diminish the perception of the Upper Market Street Transit District as a single commercial district. The street appears as a collection of dispersed centers of commercial activity, concentrated at the intersections of Market Street with secondary streets.

This district is well served by transit and is anchored by the Market Street subway (with stations Church Street and Castro Street) and the F-Market historic streetcar line. All light-rail lines in the City traverse the district, including the F, J, K, L, M, and N, and additional key cross-town transit service crosses Market Street at Fillmore and Castro Streets. Additionally, Market Street is a primary bicycle corridor. Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses, including open space and exposure, and urban design guidelines. Residential parking is not required and generally limited. Commercial establishments are discouraged or prohibited from building accessory off-street parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-street parking and loading on Market and Church Streets to preserve and enhance the pedestrian-oriented character and transit function.

The Upper Market Street district controls are designed to promote moderate-scale development which contributes to the definition of Market Street's design and character. They are also intended to preserve the existing mix of commercial uses and maintain the livability of the district and its surrounding residential areas. Large-lot and use development is reviewed for consistency with existing development patterns. Rear yards are protected at all levels. To promote mixed-use buildings, most commercial uses are permitted with some limitations above the second story. In order to maintain continuous retail frontage and preserve a balanced mix of commercial uses, ground-story neighborhood-serving uses are encouraged, and eating and drinking, entertainment, and financial service uses are limited. Ground floor-commercial space is

required along Market and Church Streets. Most automobile and drive-up uses are prohibited or conditional.

Housing development in new buildings is encouraged above the second story. Existing upper-story residential units are protected by limitations on demolitions and upper-story conversions.

ENVIRONMENTAL REVIEW

The proposed project was determined by the San Francisco Public Utilities Commission's Bureau of Environmental and Regulatory Management to be categorically exempt from the environmental review process pursuant to Class 3 exemptions 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	February 12, 2010	February 12, 2010	20 days
Posted Notice	20 days	February 12, 2010	February 12, 2010	20 days
Mailed Notice	20 days	February 12, 2010	February 12, 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 proposal will improve the data streaming speed for users and will not change the existing cell phone call coverage or data streaming coverage of the WTS facility.**
- The Project will utilize the existing penthouse railing and install antennas adjacent to the existing antennas for the Verizon wireless network.
- The subject location is an existing Verizon wireless facility and there are no other viable location sites within the area according to the Project Sponsor.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission may grant the Conditional Use authorization pursuant to Planning Code Sections 733.83 and 790.80 to allow the installation of wireless facilities.

BASIS FOR RECOMMENDATION

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

- The project complies with the applicable requirements of the Planning Code.
- The project is consistent with the objectives and policies of the General Plan.
- The project is expanding upon an existing facility.
- The Project is consistent with the 1996 WTS Facilities Siting Guidelines, Planning Commission Resolution No. 14182.
- The project site is a Location Preference 6, a limited preference location, according to the Wireless Telecommunications Services (WTS) Siting Guidelines.

RECOMMENDATION: Approval with Conditions
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Attachments:

Block Book Map
Sanborn Map
Aerial Photographs
Photographs
Photo Simulation
Coverage Map
RF Report and DPH Evaluation
Notice of Community Outreach Meeting
Reduced Plans

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Zoning District Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Photo Simulation |
| <input checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Coverage Map |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> RF Report and DPH Evaluation |
| <input checked="" type="checkbox"/> Aerial Photo | <input checked="" type="checkbox"/> Notice of Community Outreach Meeting |
| <input checked="" type="checkbox"/> Context Photos | |
| <input checked="" type="checkbox"/> Site Photos | |

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

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SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 733.83 AND 790.80 TO EXPAND A WIRELESS FACILITY BY ADDING THREE (3) CELLULAR ANTENNAS ON THE EXISTING ROOFTOP PENTHOUSE OF THE MIXED-USE BUILDING LOCATED AT 2191 MARKET STREET, AS PART OF A WIRELESS TELECOMMUNICATIONS NETWORK OPERATED BY VERIZON WIRELESS IN THE UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT AND A 50-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 11, 2009, Verizon (hereinafter "project sponsor"), made an application (hereinafter "application"), for Conditional Use authorization on the property at 2191 Market Street, Lot 137 in Assessor's Block 3558, (hereinafter "project site") to expand an existing wireless telecommunications facility by adding three (3) wireless antennas on a 51'-7" penthouse of a mixed-use building as part of Verizon's wireless telecommunications network within the Upper Market Street NCT (Neighborhood Commercial Transit) District and a 50-X Height and Bulk District.

The proposed project was determined by the San Francisco Public Utilities Commission's Bureau of Environmental and Regulatory Management to be categorically exempt from the

environmental review process pursuant to Class 3 exemptions of Title 14 of the California Administrative Code. The Commission has reviewed and concurs with said determination. The categorical exemption and all pertinent documents may be found in the files of the planning department, as the custodian of records, at 1650 Mission Street, San Francisco.

The proposed project as approved herein is consistent with the project description contained in the categorical exemption and would not result in significant impacts not identified in the categorical exemption or cause significant effects already identified in the categorically exemption to be substantially more severe.

On March 11, 2010, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use.

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. 2009.0499C, 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 a corner lot fronting on 15th and Market streets, within the Upper Market Street Neighborhood Commercial Transit District. The subject property is occupied by a four-story mixed-use building, with ground floor commercial uses, basement parking and storage, and nine (9) dwelling units on the floors above. The building is approximately 51'-7" in height measured to the roof of the penthouse. There are three (3) existing antennas at the site, located also on the roof of the penthouse as part of the Verizon wireless network, that faces the north, south and west side. The existing wireless telecommunications facility was reviewed and approved by the Planning Commission on June 24, 2004, under case no. 2002.1255C and motion no. 16827.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Upper Market Street NCT (Neighborhood Commercial Transit) District. The Upper Market Street Neighborhood Commercial Transit District is located on Market Street from Church to Noe Streets, and on side streets off Market. Upper Market Street is a multi-purpose commercial district that provides limited convenience goods to adjacent neighborhoods, but also serves as a shopping street for a broader trade area. A large number of offices are located on Market Street within easy transit access to downtown.

The width of Market Street and its use as a major arterial diminish the perception of the Upper Market Street Transit District as a single commercial district. The street appears as a collection of dispersed centers of commercial activity, concentrated at the intersections of Market Street with secondary streets.

This district is well served by transit and is anchored by the Market Street subway (with stations Church Street and Castro Street) and the F-Market historic streetcar line. All light-rail lines in the City traverse the district, including the F, J, K, L, M, and N, and additional key cross-town transit service crosses Market Street at Fillmore and Castro Streets. Additionally, Market Street is a primary bicycle corridor. Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses, including open space and exposure, and urban design guidelines. Residential parking is not required and generally limited. Commercial establishments are discouraged or prohibited from building accessory off-street parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-street parking and loading on Market and Church Streets to preserve and enhance the pedestrian-oriented character and transit function.

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Housing development in new buildings is encouraged above the second story. Existing upper-story residential units are protected by limitations on demolitions and upper-story conversions.

- 4. Project Description.** The proposal is to add LTE (Long Term Evolution) service to an existing wireless telecommunications facility operated by Verizon. The project proposes to install three wireless antennas adjacent to the existing antennas facing the north, south, and west side of the penthouse; and two new coax cables per antenna, for the purposes of providing users with faster data streaming capabilities. This technology has been identified to "improve spectral efficiency, lower costs, improve services, make use of re-farmed spectrum opportunities and better integrate with other open standards for faster data streaming," according to the Project Sponsor. The proposal will not change the existing cell phone call coverage or data streaming coverage of the WTS facility. The new

antennas are proposed on a Location Preference 6 (Limited Preference Location) according to the Wireless Telecommunications Services (WTS) Siting Guidelines.

5. Each antenna will be pipe mounted and measures approximately 3'-6" high by 1' wide by 6" thick, to match the existing antennas and will be painted to match the adjacent railing color. The antennas would be mounted to an existing railing on the penthouse at a height of approximately 51'-7" above the grade. There will be no changes to the equipment cabinets, which are located in the basement of the mixed-use building. **Past History and Actions.** The Planning Commission held a duly advertised public hearing on August 15, 1996 to consider adoption of guidelines for the siting of WTS facilities in the City which would include standard conditions of approval for wireless communications facilities which are regulated by the FCC and required to meet the health and safety standards.

The Planning Commission, by Resolution No. 14182, adopted the proposed WTS Facilities Siting Guidelines on August 15, 1996. The sample conditions of approval presented in the Guidelines form the basis for the development of conditions of approval for this Application and Motion.

On March 11, 2010, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use pursuant to Planning Code Sections 733.83 and 790.80 to allow the expansion of a wireless telecommunications facility by adding three antennas on the penthouse of the mixed-use building as part of Verizon's wireless telecommunications network.

6. **Location Preference.** The WTS Facilities Siting Guidelines identify different types of buildings for the siting of wireless telecommunications facilities, with Location Preference 1 being the most desirable location and Location Preference 7 being the least desirable location. Under the Guidelines, the Project is a Location Preference Number 6, as it is a limited preference location for being located within the Upper Market Street NCT (Neighborhood Commercial Transit) District.

The Project Sponsor has stated that a) No other viable collocation sites, preferred locations or publicly used buildings were noted within the area when Verizon originally applied. b) When Verizon was initially building the site they reviewed all possible locations in the area. This was deemed the most appropriate location and was granted use by the City because the zoning area allows the installation of wireless telecommunications facilities as a conditional use. c) Such efforts to locate elsewhere were unsuccessful due to the need for facilities in the specific area d) the upgrade is to an existing site at which Verizon desires to add antennas. These upgrades are essential to meeting service demands for this geographic area with regard to emergency service, business and consumer confidence.

7. **Radio Waves Range.** The Project Sponsor has stated that the proposed Long Term Evolution (LTE) operates at 700 Megahertz (MHz) with a power rating of 120/140 volts,

200 Amps, which is regulated by the Federal Communications Commission (FCC) and which must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation. The existing three antennas are dual band operating at 850/1900 Mhz.

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. 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 existing RF levels at ground level near the site for Verizon's proposal were less than 1% of the public exposure limit. Verizon is proposing to install three Andrew Model DB731DG65VTAXM antennas to be mounted next to the existing antennas on the penthouse. The proposed antennas are to provide PCS and cellular service, with up to a 4 degree down-tilt at an effective height of at least 49'-6" above grade, 11' above the roof, and oriented toward 160, 250, and 360 degrees.

The estimated ambient RF field from the proposed transmitters at ground level is calculated to be 0.0086 mW/centimeter squared which is 1.5% of the FCC public exposure limit. The maximum RF level at the nearby buildings is calculated to be less than 2% of the public limit. The three dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend 33 feet directly in front of the Verizon antennas, which does not reach any public accessible locations. Due to the mounting locations of the antennas on the penthouse, there shall be no access within 7 feet directly in front of the antennas themselves. Warning signs must be posted on the bottom of the tower in English, Spanish, and Chinese. Workers should not have access to the front of the antennas while in operation.

10. **Maintenance Schedule.** The proposed facility would operate without on-site staff but with a one- or two-person maintenance crew visiting the property approximately once or twice a month and on an as-needed basis to service and monitor the facility.
11. **Community Outreach.** A Community Outreach Meeting was conducted for the proposed project. The meeting was held at 6:30 P.M. on Monday, October 29, 2009, at Community Miracles Center located at 2269 Market Street, San Francisco, CA 94114. Three neighbors attended the meeting with general questions and requested the RF Exposure and Health approval documentation, which were subsequently forwarded.
12. **Five-year plan:** Verizon submitted its latest five-year plan, as required, in October 2009.
13. **Public Comment.** The Department has not received public comment since the filing of the application as of the date of this motion.

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

A. **Use.** Per Planning Code Sections 733.83 and 790.80, a Conditional Use is required for all public uses such as wireless transmission facilities.

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

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

The proposed project will be generally desirable and compatible with the surrounding neighborhood because the project will not conflict with the existing uses of the property and will be of such size and nature to be compatible with the surrounding industrial nature of the vicinity. The approval of this authorization has been found, first and foremost, to insure public safety, and insure that the placement of antennas and related support and protection features are so located, designed, and treated architecturally to minimize their visibility from public places, to avoid intrusion into public vistas, avoid disruption of the architectural design integrity of building and insure harmony with neighborhood character. The proposed project will also provide necessary facilities for emergency transmission and improved communication for the neighborhood, community and the region.

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

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

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

An evaluation of potential health effects from RF radiation, conducted by the Department of Public Health, has concluded that the proposed wireless transmission facilities will have no adverse health effects if operated in compliance with the FCC-adopted health and safety standards. The Department has received information that the proposed wireless system must be operated so as not to interfere with radio or television reception in order to comply with the provisions of its license under the FCC.

The Department is developing a database of all such wireless communications facilities operating or proposed for operation in the City and County of San Francisco. All applicants are now required to submit information on the location and nature of all existing and approved wireless transmission facilities operated by the Project Sponsor. The goal of this effort is to foster public information as to the location of these facilities.

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

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

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

While some noise and dust may result from the erection 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 installation of antennas on the existing penthouse will not affect the existing landscaping.

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

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

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

The proposed project is consistent with the stated purposes of the Upper Market Street NCT (Neighborhood Commercial Transit) District in that the intended use is located at an existing WTS facility on a 51'-7" tall penthouse and the closest antenna to the street frontage (Market Street) is set back approximately 53feet.

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

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.

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.

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

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

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

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

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

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

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

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

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

No landmarks or historic buildings would be affected by the project.

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

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

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

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

DECISION

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Conditional Use authorization under Planning Code Sections 733.83 and 790.80 to install a wireless telecommunications facility consisting of 3 antennas on an existing 51'-7" tall penthouse railing and related equipment on the ground as part of Verizon's wireless telecommunications network within the Upper Market Street NCT (Neighborhood Commercial Transit) Zoning District and a 50-X Height and Bulk District and subject to the conditions of approval attached hereto as **Exhibit A**.

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

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **March 11, 2010**.

Linda Avery
Commission
Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 11, 2010

Exhibit A

Conditions of Approval

Whenever "Project Sponsor" is used in the following conditions, the conditions shall also bind any successor to the Project or other persons having an interest in the Project or underlying property.

General Conditions

1. This approval is for Conditional Use authorization under Planning Code Sections 733.83 and 790.80 to expand a wireless telecommunications facility by installing three antennas on an existing 51'-7" tall penthouse on a mixed-use building as part of Verizon's wireless telecommunications network within the Upper Market Street NCT (Neighborhood Commercial Transit) District and a 50-X Height and Bulk District.
2. The Project approved by this Motion is in general conformity with the plans dated June 11, 2009, on file with the Department in the docket for Case No. 2009.0499C (labeled EXHIBIT B), reviewed and approved by the Commission on March 11, 2010.

Design

3. The final plans shall meet the standards of the Planning Code and be in general conformity with the plans approved by the Commission on March 11, 2010 as Exhibit B found in the Case docket.
4. 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:
 - 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.

Performance

5. 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. 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 week day with the subject equipment measured while operating at maximum power.
 - d. 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.
6. Notification and Testing. The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 4 and 13.
7. 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.
8. 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 antennae 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.
9. 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.
10. 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.
11. 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, 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:
 - i. Antennas and back-up equipment shall be painted, fenced, landscaped or otherwise treated architecturally so as to minimize visual impacts;
 - ii. Rooftop installations shall be setback such that back-up facilities are not viewed from the street;
 - iii. Antennae attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and

- iv. 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.
12. The Project Sponsor or Property Owner shall remove antennae and equipment that has been out of service for a continuous period of six months.
13. 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.
14. 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.
15. 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 cooling facility, shall not be operated so as to cause the generation of heat that adversely affects a building occupant.
16. 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.
17. 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 303(d). The Zoning Administrator shall schedule a public hearing

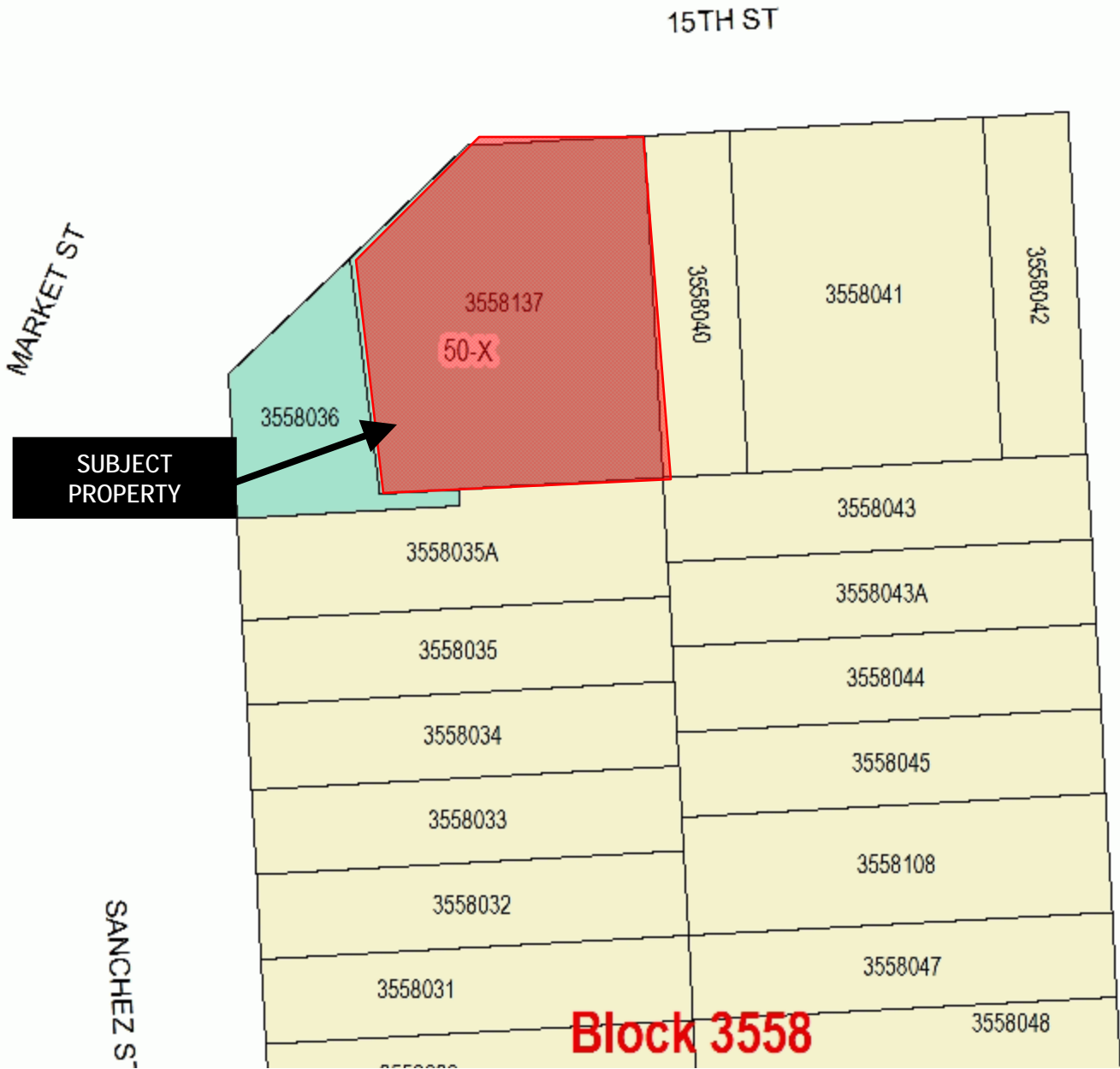
before the Planning Commission to receive testimony and other evidence to demonstrate a finding of a violation of a condition of the authorization of the use of the facility and, finding that violation, the Commission shall revoke the Conditional Use authorization. Such revocation by the Planning Commission is appealable to the Board of Supervisors.

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.

18. 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 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 complaints to the Commission for consideration at the next regularly scheduled public meeting.
19. 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.
20. 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, and the authorizing Motion is recorded on the deed of the property stating the new carrier/provider and authorizing conditions of approval.
21. 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.

2191 Market Street

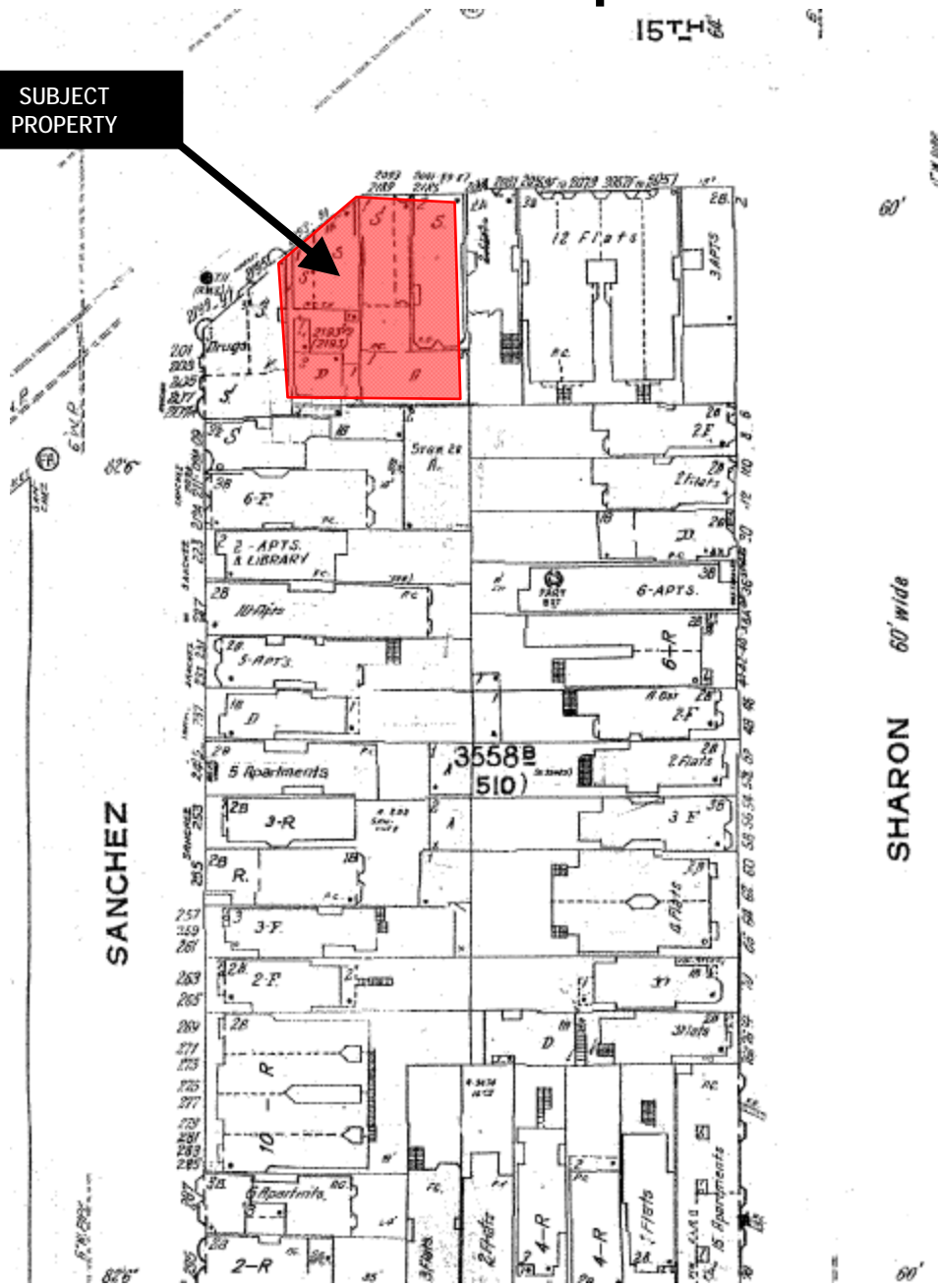
Parcel Map



Conditional Use Hearing
Case Number 2009.0499C
WTS Facility, Verizon
2191 Market Street

Sanborn Map*

SUBJECT PROPERTY

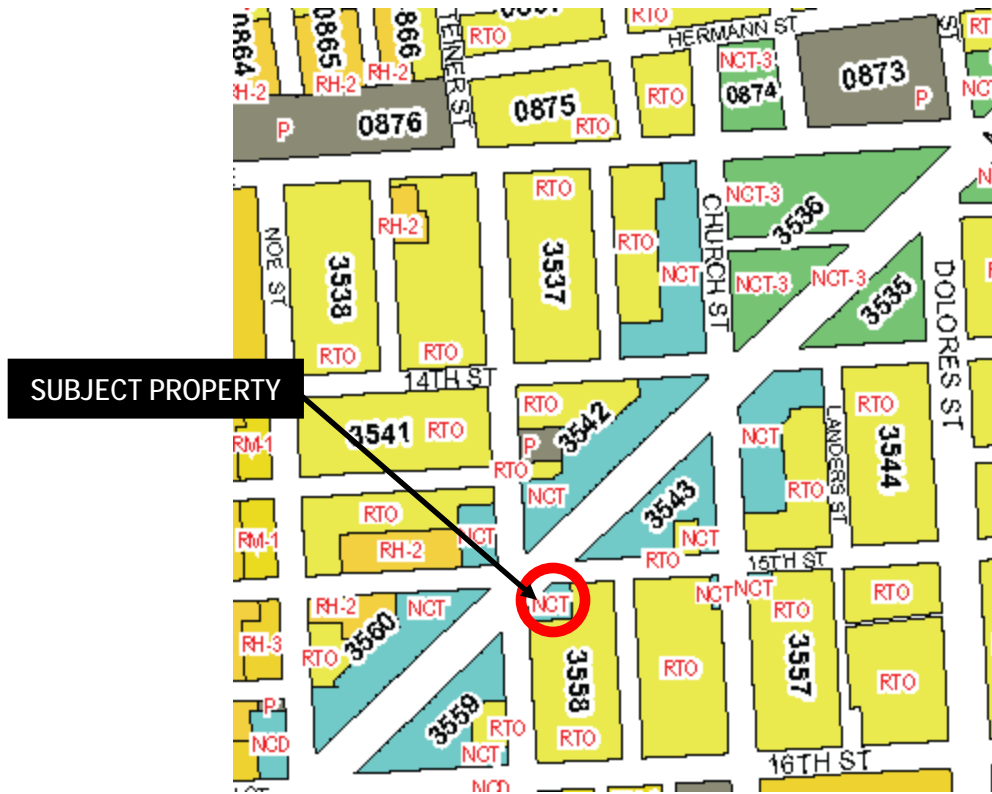


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing
Case Number 2009.0499C
WTS Facility, Verizon
2191 Market Street

Zoning Map



ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS

RH-1(D)	RH-1	RH-1(S)	RH-2	RH-3
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RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS

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

NEIGHBORHOOD COMMERCIAL DISTRICTS

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

SOUTH OF MARKET MIXED USE DISTRICTS

SPD	RED	RSD	SLR	SLI	SSO
-----	-----	-----	-----	-----	-----

COMMERCIAL DISTRICTS

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

INDUSTRIAL DISTRICTS

C-M	M-1	M-2
-----	-----	-----

CHINATOWN MIXED USE DISTRICTS

CRNC	CVR	CCB
------	-----	-----

RESIDENTIAL-COMMERCIAL DISTRICTS

RC-3	RC-4
------	------

REDEVELOPMENT AGENCY DISTRICTS

MB-RA	HP-RA
-------	-------

DOWNTOWN RESIDENTIAL DISTRICTS

RH DTR	TB DTR
--------	--------

MISSION BAY DISTRICTS

MB-OS	MB-O
-------	------

PUBLIC DISTRICT

P



Conditional Use Hearing
 Case Number 2009.0499C
 WTS Facility, Verizon
 2191 Market Street

Aerial Photo

View from North

SUBJECT
PROPERTY



Conditional Use Hearing
Case Number 2009.0499C
WTS Facility, Verizon
2191 Market Street

Aerial Photo

View from East



Conditional Use Hearing
Case Number 2009.0499C
WTS Facility, Verizon
2191 Market Street

Aerial Photo

View from South



Conditional Use Hearing
Case Number 2009.0499C
WTS Facility, Verizon
2191 Market Street

Site Photo

SUBJECT PROPERTY



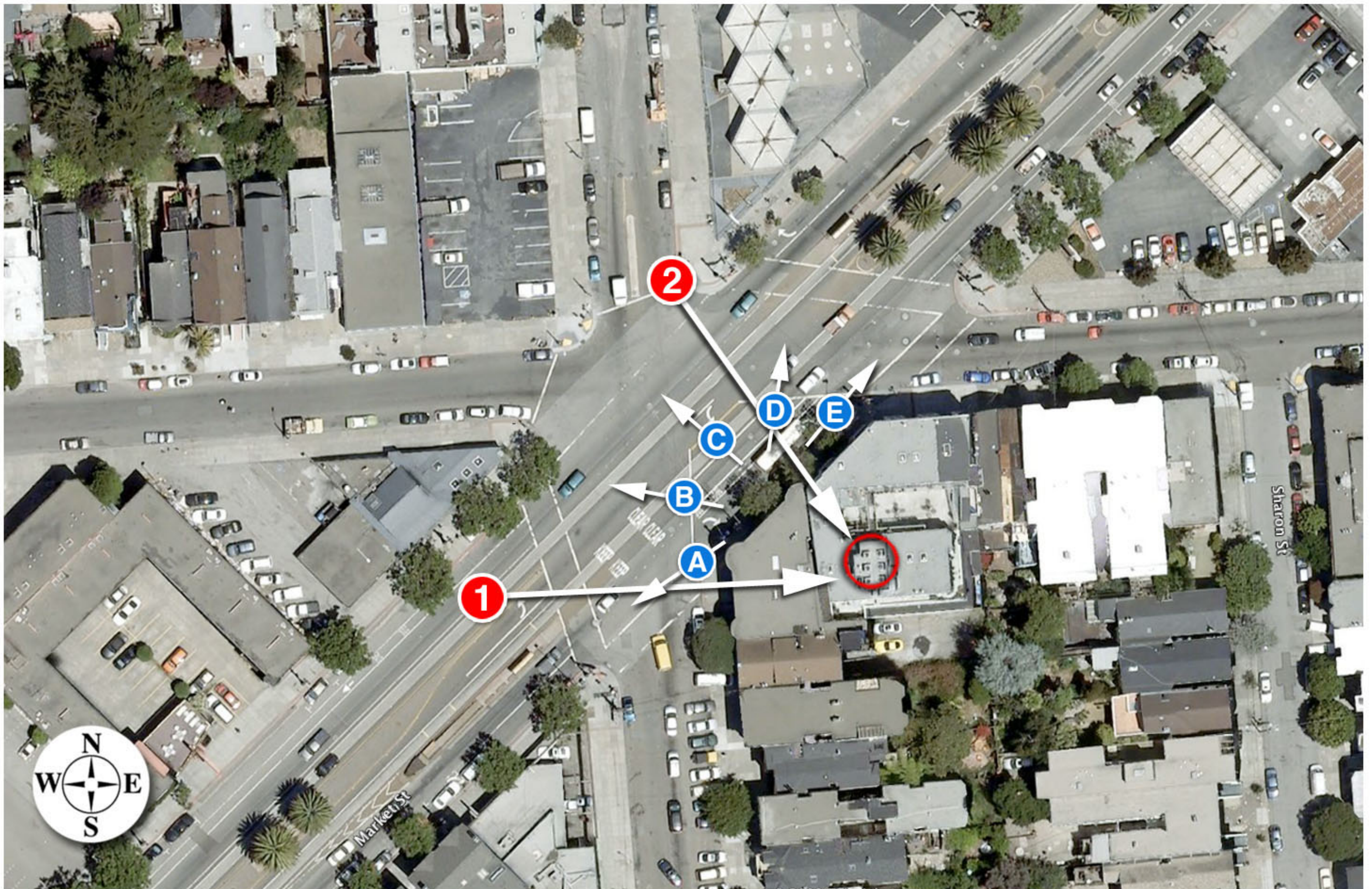
Conditional Use Hearing
Case Number 2009.0499C
WTS Facility, Verizon
2191 Market Street

2191 Market Street Across the street Block Face



2191 Market Street Block Face







Existing

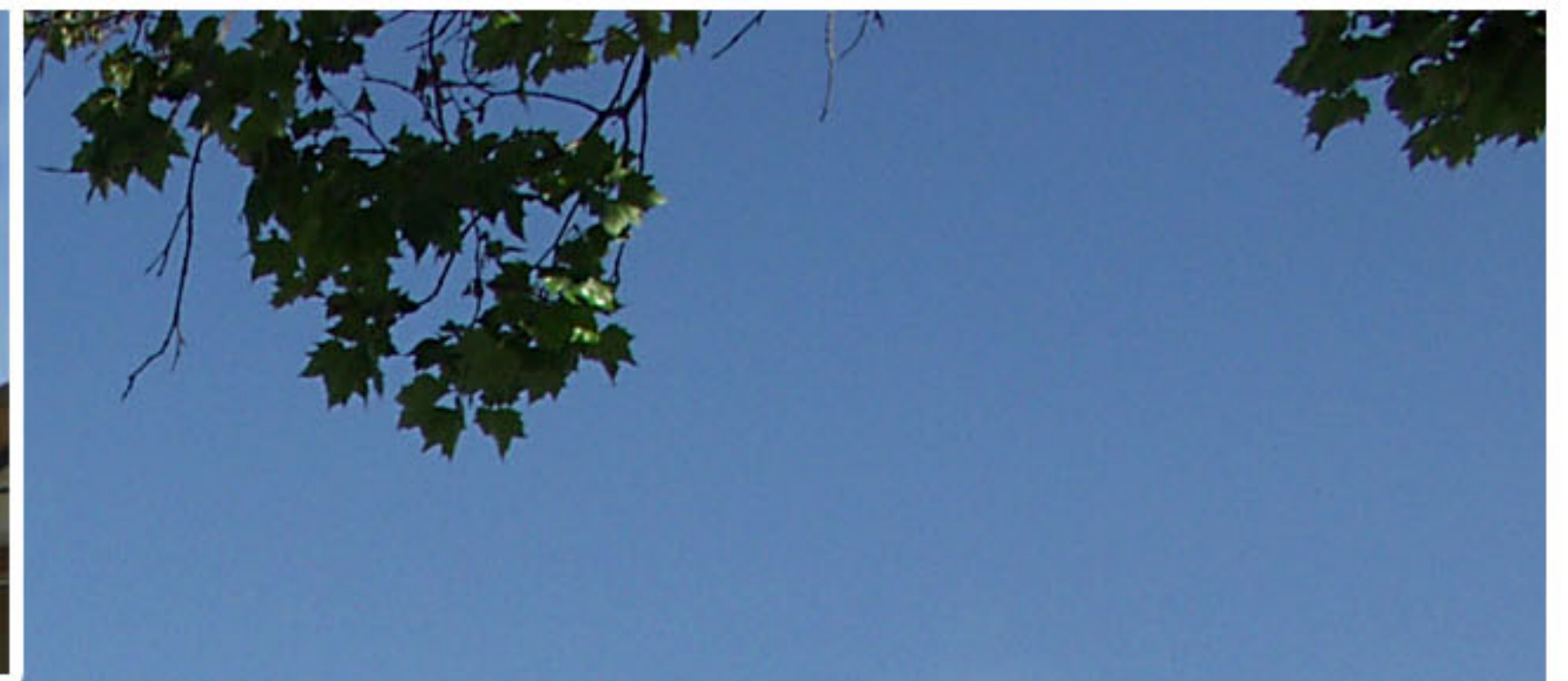


proposed antennas

Proposed



Existing



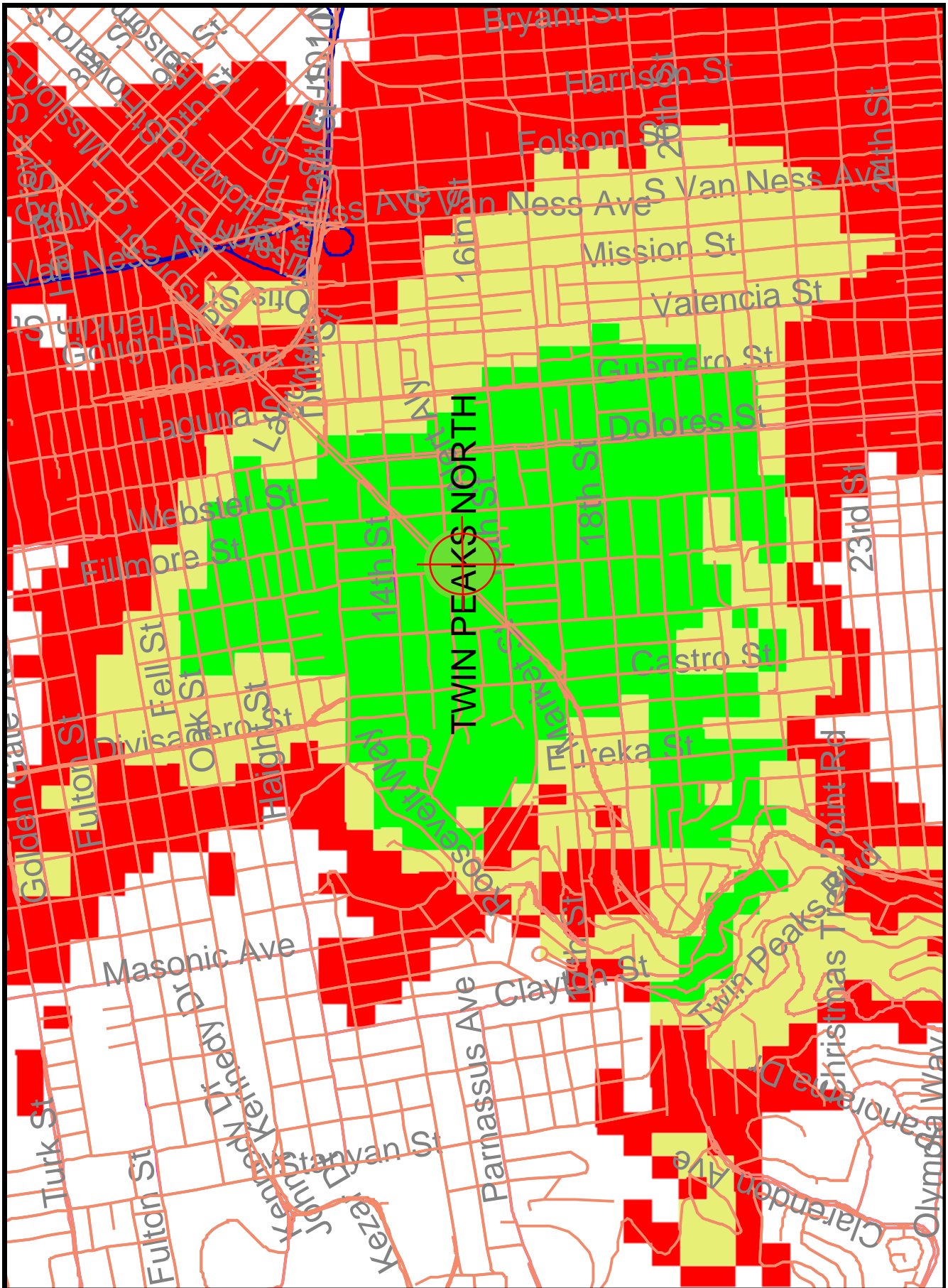
proposed antennas



Proposed



Verizon - 2191 Market Street EXISTING/PROPOSED COVERAGE
Project for improvement of data speed and capacity to handle multiple callers. Phone and data coverage does not increase.
Green = Good Yellow = Fair Red = Poor White = Bad or None



**Verizon Wireless • Base Station No. 123287 “Twin Peaks North”
2191 Market 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 Verizon Wireless, a wireless telecommunications carrier, to evaluate proposed modifications to its existing base station (Site No. 123287 “Twin Peaks North”) located at 2191 Market Street with respect to prevailing standards limiting human exposure to radio frequency energy.

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 limits for exposures of unlimited duration are those adopted by the FCC:

Personal Wireless Service	Approx. Frequency	Occupational Limit	Public Limit
Broadband Radio (“BRS”)	2,600 MHz	5.00 mW/cm ²	1.00 mW/cm ²
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
Long Term Evolution (“LTE”)	700	2.33	0.47
[most restrictive frequency range]	30–300	1.00	0.20

The site was visited by Mr. David Kelly, a qualified field technician contracted by Hammett & Edison, Inc., during normal business hours on November 20, 2008, a non-holiday weekday, and reference has been made to additional information provided by Verizon regarding the addition of LTE service.

Checklist

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

Verizon had installed three directional antennas, oriented in different directions, above the stairwell penthouse on the roof of the multi-story mixed-use building located at 2191 Market Street. Access to the antennas was restricted by their mounting locations. Existing RF levels at ground near the site measured less than 1% of the most restrictive public exposure limit. There were observed no other wireless telecommunications base stations at the site.

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 yet 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 proposed site.



**Verizon Wireless • Base Station No. 123287 “Twin Peaks North”
2191 Market Street • San Francisco, California**

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

Verizon proposes to add LTE service by adding three Antel Model LNX6512DS-T4M directional panel antennas next to the existing antennas, reported to be three Andrew Model DB731DG65VTAX-M for PCS and cellular service, mounted with up to 4° downtilt at an effective height of at least 49½ feet above ground, 11 feet above the roof, and oriented toward 160°T, 250°T, and 360°T.

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

The maximum rating of the cellular and PCS transmitters is 20 watts, with the proposed LTE transmitters rated at 16 watts. The actual operating power of the transmitters will depend upon the system losses encountered after the physical cabling runs have been installed; the transmitters may operate at a power less than their maximum rating, such that the total power radiated from the antennas does not exceed the level given in Item 6 below.

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

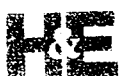
The maximum effective radiated power in any direction for Verizon would be 2,040 watts, representing simultaneous operation at 640 watts for PCS, 1,000 watts for cellular service, and 400 watts for LTE service.

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

The antennas would be mounted 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 near the site, the maximum ambient RF level from the proposed Verizon operation is calculated to be 0.0086 mW/cm², which is 1.5% of the applicable public exposure limit. Therefore, ambient levels at ground are estimated to be less than 2% of the public limit. Maximum calculated level on the roof is 81% of the applicable public limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend 33 feet directly in front of the Verizon antennas; this does not reach any publicly accessible areas.



**Verizon Wireless • Base Station No. 123287 "Twin Peaks North"
2191 Market Street • San Francisco, California**

9. Describe proposed signage at site.

Due to their mounting location, the Verizon antennas are not accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, no access within 7 feet directly in front of the antennas themselves, such as might occur during maintenance work above the building 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. Explanatory warning signs* had been posted near the antennas, readily visible from any angle of approach to persons who might need to work within that distance.

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, 2009. 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 Verizon Wireless base station operation located at 2191 Market Street in San Francisco will continue to comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment.

May 18, 2009



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

* Warning signs complied with OET-65 color and symbol recommendations. Contact information was provided in English to arrange for access to restricted areas, with Spanish and Chinese translations (not by this firm) included.





Review of Cellular Antenna Site Proposals

Project Sponsor: Verizon Wireless **Planner:** Jonas Ionin

RF Engineer Consultant: Bill Hammett, Hammett & Edison **Phone number** 707-996-5200

Project Address/Location: 2191 Market Street (#123287)

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)
- 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)
- 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)
- 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)
- 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).
- X 7. Preferred method of attachment of proposed antenna (roof, wall mounted, monopole) with plot or roof plan. Show directionality of antennas. Indicate height above roof level. Discuss nearby inhabited buildings (particularly in direction of antennas) (WTS-FSG, Section 10.41d)
- X 8. Report estimated ambient radio frequency fields for the proposed site (identify the three-dimensional perimeter where the FCC standards are exceeded.) (WTS-FSG, Section 10.5) State FCC standard utilized and power density exposure level (i.e. 1986 NCRP, 200 $\mu\text{w}/\text{cm}^2$)
- 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.
- 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 existing three (3) antennas operated by Verizon installed on the penthouse of the building located at 2191 Market Street. Existing RF levels at ground level were less than 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. Verizon proposes to add three Antel Model LNX6512DS-T4M directional antennas for LTE service. The antennas would be mounted at effective height of about 50 feet above the ground. The estimated ambient RF field from the proposed Verizon transmitters at ground level is calculated to be 0.0086 mW/sq. cm., which is 1.5% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend 33 feet and does not reach any publicly accessible areas. Warning signs must be posted at the roof access door and antennas in English, Spanish and Chinese. Worker should not have access within 7 feet of the front of the antennas while they are in operation.

Not Approved. additional information required. _____

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

1 Hours spent reviewing

\$167.00 Charges to Project Sponsor (in addition to previous charges, to be received at time of receipt by Sponsor)

Signed Patrick Fosdahl Digitally signed by Patrick Fosdahl
DN: cn=Patrick Fosdahl, ou=SFDPH, email=patrick.fosdahl@sfph.org, c=US
Date: 2009.05.18 16:23:06 -0700 Date May 18, 2009

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

NOTICE OF NEIGHBORHOOD MEETING
TO: Neighbors/Owners within 500' radius of 2191 Market Street

Meeting Information: Verizon Wireless is proposing to add new antennas to their existing cell site at 2191 Market Street in San Francisco to boost the data speed on their wireless network. The proposed Verizon Wireless addition to the existing unmanned facility consists of adding two (2) 4' panel antennas painted/stealthed to match the exterior building façade.

Date: 10/29/2009
Time: 6:30 PM
Place: Community Miracles Center

Site Information: Plans and photo simulations will be available for your review at the meeting. This project will be scheduled for Planning Commission review on a future date. You are invited to attend a community meeting held at Community Miracles Center located at 2269 Market Street, San Francisco, CA on October 29, 2009 at 6:30 PM to learn more about the project.

Address: 2191 Market Street
Block/Lot: 3558-137
Zoning: NCT

Applicant: Verizon Wireless

Contact Information: If you have any questions regarding the proposal and are unable to attend the meeting, please contact James Singleton or Margie Detiege at 925-244-1890. Please call Sharon Lai 415.575.9087 with the City of San Francisco Planning Department if you have any questions regarding the planning process.

NSA Wireless, Inc.
James Singleton
925-244-1890

NOTE: If you require an interpreter be present at the meeting, please contact us at 925-244-1890 and we will make every effort to provide one for you.

Información Acerca de la Reunión: Verizon Wireless propone a instale las nuevas antenas panel en su instalación existente en 2191 Market Street a lce la velocidad de datos como parte de su red inalámbrica de San Francisco. Los adiciones al instalación existente sin personal porsupuesta por Verizon Wireless consiste en adición de dos (2) 4' antenas panel nueva todas pintadas del mismo color del exterior de la fachada del edificio.

Fecha: 10/29/2009
Hora: 6:30 de la noche
Lugar: Community Miracles Center

Información Sobre el Sitio: En la reunión tendremos dibujos y simulaciones fotográficas para su consulta por parte de los asistentes. La revisión de este proyecto por parte de la Comisión de Planeación estará programado para la fecha futura. Le invitamos a concurrir a la reunión informativa para la comunidad que se realizará en Community Miracles Center, ubicada en 2269 Market Street el día 29 de Octubre a las 6:30 de la noche, a fin de obtener más información sobre el proyecto.

Dirección: 2191 Mission Street
Bloque/Lote: 3558-137
Zona: NCT

Solicitante: Verizon Wireless

Información del Contacto: Si tiene alguna pregunta acerca de la propuesta y no puede asistir a la reunión, por favor llámase con James Singleton al 925-244-1890. Póngase en contacto con Sharol Lai del Departamento de Planeación de la Ciudad de San Francisco al teléfono 415.575.9087 si tiene alguna pregunta referente al proceso de planeación.

NSA Wireless, Inc.
James Singleton
925-244-1890

NOTA: Si requiere la presencia de un intérprete en la reunion, por favor comuníquese con nuestra oficina al 925-244-1890 en cuanto pueda y trataremos de proporcionarle un intérprete.

會議詳情

日期: 2009年10月29日
時間: 下午6:30 PM
地點: Community Miracles Center

Verizon Wireless 公司建議加裝新的天線在2191 Market St., San Francisco 現有的網路系統上以取代舊的網路系統, 建議將目前現有無人使用的設備移除裝上新的設施,加二吋的天線板, 如此一來,新的天現將與您大樓外觀顏色相似.

設施地點資料: 這整個計劃,結構圖與模擬圖像將會在公聽會中對大家展示,在將來另外,在10/29/2009下午六時,我們將有一場說明會,地點在: Community Miracles Center, 2269 Market Street.

地址: 2191 Market Street
街段/地段: 3558-137
劃碼: NCT

申請公司: Verizon Wireless

聯絡人: 我們誠摯的邀請您來參加,在會議上您將得到更清楚的資訊 如果您有任何問題或是建議但是不克參加會議,歡迎您致電: 925-2441890 找 James Singleton 或 Margie Detiege 如果您對整個計劃有問題,請致電三藩市都市計畫部門415.575.9087 找 Sharon Lai.

NSA Wireless, Inc.
James Singleton
925-244-1890

如果您需要翻譯人員在會議上協助您,請即致電
925-2441890,我們將盡力為您安排翻譯服務



TWIN PEAKS NORTH

SITE NO. 123287
 2192 MARKET STREET
 SAN FRANCISCO, CA 94114

verizonwireless
 VERIZON WIRELESS
 2785 MITCHELL DRIVE
 WALNUT CREEK, CA 94598

PROJECT INFORMATION:
TWIN PEAKS NORTH
 SITE NO. 123287
 2191 MARKET STREET
 SAN FRANCISCO, CA 94114


NSA Wireless, Inc.
Site Acquisition • Planning • Construction Management • Site Modifications
 Bishop Ranch 15 1st Floor
 12847 Alcosta Blvd., Suite 110
 San Ramon, CA 94583
 (925) 244-1890 OFFICE

CURRENT ISSUE DATE:
05/19/09

ISSUED FOR:
100% CD

REV.: -DATE: -DESCRIPTION: -BY:

2	05/19/09	100% CD	DC
1	05/01/09	100% CD	DC
0	03/16/09	90% CD	DC

CIVIL ENGINEER:

CONNELL DESIGN GROUP, LLC
CONSULTING CIVIL ENGINEERS
 4885 MACARTHUR COURT, SUITE 480, NEWPORT BEACH, CA 92660
 (949) 753-8807 OFFICE - (949) 753-8833 FAX
 CDG#: 09-8049

DRAWN BY: _____ CHK.: _____ APV.: _____

DC	SA	
----	----	--

LICENSER: _____
 SHEET TITLE:
TITLE SHEET, SITE INFORMATION AND VICINITY MAP

SHEET NUMBER:
T-1

CODE COMPLIANCE

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

- 2007 CALIFORNIA BUILDING CODE ('07 CBC)
- 2007 CALIFORNIA FIRE CODE ('07 CFC)
- 2007 CALIFORNIA ELECTRIC CODE ('07 CEC)
- 2007 CALIFORNIA MECHANICAL CODE ('07 CMC)
- 2007 SAN FRANCISCO FIRE CODE (2007 SFFC)
- 2002 NEPA 13 AUTOMATIC SPRINKLER SYSTEMS
- 2002 NFPA 72 NATIONAL FIRE ALARM CODE

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE ADDITION OF NEW VERIZON WIRELESS PANEL ANTENNAS:

- THREE (3) NEW 4' ANTENNAS WILL BE ADDED TO THE EXISTING ANTENNA SECTORS.

ALL ANTENNAS TO BE PAINTED TO MATCH THE EXISTING BUILDING

DRIVING DIRECTIONS

FROM WALNUT CREEK, CA.

1. HEAD SOUTHWEST ON YGNACIO VALLEY RD TOWARD N CALIFORNIA BLVD 0.3 MI 2. MERGE ONTO CA-24 W VIA THE RAMP TO OAKLAND 13.7 MI 3. TAKE THE EXIT ONTO I-580 W 1.5 MI 4. TAKE EXIT 19A ON THE LEFT TO MERGE ONTO I-80 W PARTIAL TOLL ROAD 8.2 MI 5. TAKE EXIT 1B TO MERGE ONTO US-101 N 0.7 MI 6. TAKE EXIT 434A FOR DUBOCE AVE 0.2 MI 7. SLIGHT RIGHT AT DUBOCE AVE 0.2 MI 8. TURN LEFT AT GUERRERO ST 0.3 MI 9. TURN RIGHT AT 16TH ST 0.4 MI 10. TURN RIGHT AT SANCHEZ ST 0.1 MI 11. TURN RIGHT AT MARKET ST

SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET, SITE INFORMATION AND VICINITY MAP
T-1.1	FIRE DEPARTMENT CHECKLIST
T-1.2	RF EXPOSURE LETTER / STRIPING DETAILS
T-1.3	RF EXPOSURE NOTES / SIGNAGE DETAILS
T-2	GENERAL CONSTRUCTION NOTES, GENERAL NOTES, ABBREVIATIONS & LEGEND
A-1	SITE PLAN / ANTENNA LAYOUT
A-2	ELEVATIONS
D-1	DETAILS

PROJECT TEAM

CIVIL ENGINEER:

CONNELL DESIGN GROUP, LLC
 4685 MACARTHUR COURT, SUITE 480
 NEWPORT BEACH, CA 92660
 PHONE: (949) 753-8807
 FAX: (949) 753-8833
 E-MAIL: dconnell@connelldesigngroup.com
 CONTACT: DAN CONNELL

SITE ACQUISITION:

NSA WIRELESS, INC.
 4685 MACARTHUR COURT SUITE 480
 NEWPORT BEACH, CA 92660
 CONTACT: MARGIE DETIEGE
 PHONE: 925-244-1890 ex 227
 E-MAIL: margie.detiege@nswireless.com

PROJECT INFORMATION

APPLICANT

VERIZON WIRELESS
 2785 MITCHELL DRIVE
 WALNUT CREEK, CA 94598
 JAY INDUYE
 925-519-9247

OWNER

CARIDAD GRAVITT
 2263 MARKET STREET, #2
 SAN FRANCISCO, CA 94114

SITE ADDRESS: 2192 MARKET STREET
 SAN FRANCISCO, CA 94114

LATITUDE (NAD 83): 37° 45' 56.50" N

LONGITUDE (NAD 83): 122° 25' 50.73"

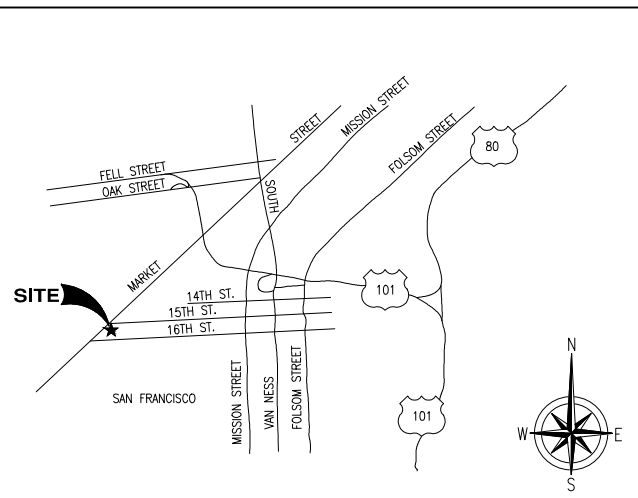
JURISDICTION: THE CITY OF SAN FRANCISCO

OCCUPANCY TYPE: GROUP B

CONST. TYPE: V - B

BLOCK/LOT NUMBER: 3558-037, 038, 039

VICINITY MAP (NOT TO SCALE)



GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS WITH EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE. SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

2.06 PERMIT APPLICATION CHECKLIST FOR CELLULAR ANTENNA SITES AND ALL EQUIPMENT SERVING THE CELLULAR ANTENNA SITE

THIS CHECKLIST SHALL BE PRINTED ON A DRAWING SHEET AND SUBMITTED AS PART OF THE PLANS SUBMITTED WITH ANY BUILDING PERMIT APPLICATION CREATING OR MODIFYING CELLULAR ANTENNA SITES REGARDLESS OF RF EMISSION QUANTITIES. THIS CHECKLIST IS DESIGNED TO ASSIST DESIGNERS, INSTALLERS, PLAN REVIEWERS, AND FIELD INSPECTORS. THIS CHECKLIST SHALL BE PREPARED BY THE DESIGN PROFESSIONAL AND SHALL BE STAMPED AND WET-SIGNED.

THIS DOCUMENT IS NOT ALL-INCLUSIVE OF ALL REQUIREMENTS FOR CELLULAR ANTENNA SITES AND IT IS THE RESPONSIBILITY OF THE DESIGNER TO RESEARCH THE APPLICABLE CODES. DOCUMENTS REFERENCED FOR THIS BULLETIN ARE AS FOLLOWS:

- FCC OET BULLETIN 56 – QUESTIONS AND ANSWERS ABOUT BIOLOGICAL EFFECTS AND POTENTIAL HAZARDS OF RADIO FREQUENCY ELECTROMAGNETIC FIELDS (AUGUST 1999)
- FCC OET BULLETIN 65 – EVALUATING COMPLIANCE WITH FCC GUIDELINES FOR HUMAN EXPOSURE TO RADIOFREQUENCY ELECTROMAGNETIC FIELDS (ED. 97-01-AUGUST 1997)
- FCC – A LOCAL GOVERNMENT OFFICIAL'S GUIDE TO TRANSMITTING ANTENNA RF EMISSION SAFETY: RULES, PROCEDURES, AND PRACTICAL GUIDANCE (JUNE 2, 2000)
- 2007 CALIFORNIA BUILDING CODE (2001 CBC)
- 2007 CALIFORNIA FIRE CODE (2001 CFC)
- 2007 CALIFORNIA MECHANICAL CODE (2001 CMC)
- 2007 SAN FRANCISCO FIRE CODE (2001 SFFC)
- 2002 NFPA 13 AUTOMATIC SPRINKLER SYSTEMS
- 2002 NFPA 72 NATIONAL FIRE ALARM CODE

COMPLETE, EXISTING OR N/A	SHEET LOCATION
COMPLETE	T-1
EXISTING	A-1 A-2
COMPLETE	T-1.1
COMPLETE	A-1
EXISTING	T-1.3 A-1
EXISTING	N/A
EXISTING	A-1 A-2
EXISTING	N/A
EXISTING	A-1 A-2

1. DESCRIPTION OF SCOPE OF WORK (BOTH ON THE APPLICATION AND PLANS) SHALL MATCH THE ACTUAL WORK BEING DONE.
2. PLANS SHALL INCLUDE PLAN VIEWS AND ELEVATIONS SHOWING ALL EQUIPMENT LOCATIONS AND CABLE RUNS.
3. SUBMIT ON A DRAWING SHEET THE SAN FRANCISCO HEALTH DEPARTMENT CELLULAR ANTENNA SITE (WTS) CHECKLIST/PROPOSAL/ENGINEER'S RF REPORT. THE FCC REQUIRES CARRIERS TO INFORM AND PREVENT OCCUPATIONAL EXPOSURE (I.E. BUILDING MAINTENANCE WORKERS, FIRE FIGHTERS, ETC.) THE RF REPORT SHALL NOT SPECIFY LOCKING THE ROOF ACCESS DOOR TO KEEP THE GENERAL PUBLIC OFF OF THE ROOF PER 2001 SFFC 1207.7.1. THE RF REPORT SHALL BE WET STAMPED AND SIGNED BY AN ENGINEER.
4. DRAWINGS SHALL REFLECT THE STRIPED/EXCLUSION AREAS PER THE ABOVE RF REPORT WITH A MINIMUM RADIUS BEING 1 FOOT.
5. NOTICE TO WORKERS WARNING SIGNAGE AS APPLICABLE PER THE ABOVE RF REPORT: SIGNAGE SHALL BE IN ENGLISH, CHINESE AND SPANISH; THE SIGNAGE SHALL BE PERMANENTLY MOUNTED AT THE STAIRWELL SIDE OF THE ROOF-ACCESS STAIRWELL, DOOR, IN THE FIRE CONTROL ROOM WITHIN PROXIMITY OF THE CELL-SITE SHUTDOWN SIGNAGE AND ANY OTHER SPACE NECESSARY TO WARN WORKERS (IE. PARAPETS, STREET SIDE OF FIRE ESCAPES); THE SIGNAGE SHALL BE CLEARLY LABELED AND VISIBLE FROM ANY DIRECTION OF APPROACH; THE SIGN SHALL BE WEATHERPROOF WITH CONTRASTING BACKGROUND AND LETTERING COLORS AND SHALL BE READABLE FROM AT LEAST FIFTEEN (15) FEET FROM THE SIGN; THERE IS A YELLOW TRIANGLE AROUND THE ANTENNA SYMBOL (SEE ANSI C95.2-1999); AND LOCATION AND SIGNAGE DETAIL WITH SITE SPECIFIC INFORMATION SHALL BE INCLUDED ON A DRAWING SHEET.
6. PROVIDE A QUANTITATIVE THREE-DIMENSIONAL PERIMETER OF THE RF LEVELS IF THE ANTENNAS APPEAR TO ENCROACH ON ANY MEANS OF EXITING.
7. CAMOUFLAGED ANTENNAS SHALL HAVE 4INCH X 4INCH SIGNAGE PERMANENTLY MOUNTED TO THE EXTERIOR OF THE RF SCREEN AS PROVIDED BELOW. THESE ANTENNAS SHALL ALSO HAVE THE STRIPPED EXCLUSION AREA TO THE FULLEST EXTENT OF THE ANTENNA LOCATION WITH A MINIMUM RADIUS OF 1 FOOT: THE SIGNAGE SHALL BE CLEARLY LABELED AND VISIBLE FROM ANY DIRECTION OF APPROACH EVEN IF ACCESS IS ACHIEVED FROM THE BUILDING FACE (I.E. LADDERS, CHERRY PICKER, ETC.); THE SIGN SHALL BE WEATHERPROOF WITH CONTRASTING BACKGROUND COLOR AND SHALL BE RECOGNIZABLE FROM AT LEAST FIFTEEN (15) FEET FROM THE SIGN; THE SIGN SHALL CONTAIN THE YELLOW TRIANGLE AROUND THE ANTENNA SYMBOL (SEE ANSI C95.2-1999); AND LOCATION AND SIGNAGE DETAIL SHALL BE INCLUDED ON A DRAWING SHEET.
8. PLANS SHALL SHOW WHETHER A NEW ELECTRICAL SERVICE IS INSTALLED FOR THE CELL SITE. IN GENERAL, BUILDINGS SHOULD ONLY HAVE ONE ELECTRICAL SERVICE. HOWEVER, WITH THE PRIOR APPROVAL OF THE SAN FRANCISCO FIRE DEPARTMENT AND THE ELECTRICAL INSPECTION DIVISION, BUILDINGS MAY HAVE ONE ADDITIONAL SERVICE TO SERVE ROOFTOP ANTENNA EQUIPMENT, PROVIDED A PERMANENT PLACARD IS PROVIDED AT THE LOCATION OF EACH SERVICE DISCONNECT STATING THE LOCATION OF THE OTHER AND IDENTIFYING THE EQUIPMENT SERVED BY EACH SERVICE.
9. PROVIDE ROUTE OF ALL CABLES FROM THEIR ORIGIN TO THE EQUIPMENT (PLAN, ELEVATION AND SECTION VIEWS). CABLES/WIRING SHALL NOT BE ALLOWED IN EXIT ENCLOSURES OR IN FRONT OF DRY STANDPIPES (2007 CBC 1020.1.1).

COMPLETE, EXISTING OR N/A	SHEET LOCATION
EXISTING	N/A
N/A	N/A
N/A	N/A
(E)	N/A
(E)	N/A
(E)	N/A
(E)	N/A

10. EITHER:
 - PROVIDE A MANUAL BATTERY DISCONNECT:
 - * INSTRUCTIONAL SIGNAGE SHALL BE PROVIDED ON THE PROCEDURE TO DISCONNECT OR DE-ENERGIZE RADIO FREQUENCY (RF) SIGNAL FOR THE ABOVE MANUAL DISCONNECT FOR THE BATTERIES.
 - * SIGNAGE SHALL BE PERMANENTLY MOUNTED NEXT TO THE BATTERY'S ELECTRICAL PANEL AND CLEARLY LABELED IN A PHENOLIC LABEL WITH A WHITE BACKGROUND AND BLACK LETTERING. THE TITLE BLOCK SHALL BE A RED BACKGROUND AND 1" HIGH WHITE LETTERING.
 - * THE ACTUAL BREAKER(S) SHALL BE A PHENOLIC LABEL (RED BACKGROUND AND WHITE LETTERING) WITH LETTERING NOT LESS THAN 1/8" HIGH.
 - * THE SIGNAGE SHALL ALSO BE LIKE POSTED IN THE FCC ROOM WITHIN PROXIMITY OF THE FIRE ALARM PANEL AND BUILDING'S MAIN ELECTRICAL ROOM WITHIN PROXIMITY OF THE MAIN SHUTOFF.
 - * A COPY OF THE SIGNAGE SHALL BE INCLUDED ON A DRAWING SHEET.
 - * PROVIDE SFFD APPROVED KEY LOCK BOX FOR EQUIPMENT/ELECTRICAL ROOM FOR BATTERY/EQUIPMENT SHUTDOWN.
 - * THE PERMANENTLY MOUNTED LABEL ABOVE THE LOCK BOX SHALL READ "SFFD BATTERY DISCONNECT ACCESS KEY" AND SHALL BE A PHENOLIC LABEL WITH A RED BACKGROUND AND WHITE LETTERING.
 - * LOCATION AND LABEL OF THE KEY LOCK BOX SHALL BE INCLUDED ON A DRAWING SHEET.
 - OR:
 - PROVIDE 24 HOUR/7 DAYS A WEEK TELEPHONE SERVICE CENTER SHUT-DOWN:
 - * PROVIDE INSTRUCTIONAL SIGNAGE FOR EMERGENCY SHUTDOWN OF THE CELL SITE INCLUDING TELEPHONE NUMBER AND CELL SITE IDENTIFICATION NUMBER.
 - * THE SIGN SHALL STATE THAT THERE IS NO MANUAL SHUT DOWN FOR THE CELL SITE AND TO CALL THE CONTACT NUMBER (THE NUMBER SHALL BE PRINTED ON THE SIGN) WITH THE SITE IDENTIFICATION NUMBER (THE NUMBER SHALL BE PRINTED ON THE SIGN) FOR IMMEDIATE SHUT-DOWN OF THE SITE 24HR/7DAYS A WEEK.
 - * THE SIGN SHALL ALSO STATE WHETHER OR NOT THE BACK-UP BATTERY POWER TO THE ANTENNAS IS ALSO SHUT-DOWN.
 - * THE SIGNAGE SHALL BE PERMANENTLY MOUNTED NEXT TO THE MAIN ELECTRICAL SHUT-OFF, IN THE FCC ROOM WITHIN CLOSE PROXIMITY TO THE FIRE ALARM PANEL, AT THE BATTERY CABINET AND AT THE EQUIPMENT ROOM.
 - * THE SIGN SHALL BE CLEARLY LABELED IN A PHENOLIC LABEL WITH A WHITE BACKGROUND AND BLACK LETTERING. THE TITLE BLOCK SHALL BE A RED BACKGROUND AND 1" HIGH WHITE LETTERING.
 - * A COPY OF THE SIGNAGE SHALL BE INCLUDED ON A DRAWING SHEET.
11. IS A NEW HVAC SYSTEM BEING INSTALLED?
 - ___ YES
 - * WHAT IS THE VOLUME OF REFRIGERANT USED BY THE COOLING UNIT(S)? _____
 - ___ NO
 - * WHAT IS THE TYPE OF REFRIGERANT PER 2007 CMC? _____
 - * ASSURE COMPLIANCE WITH 2007 CFC SECTION 606.
12. PLANS STATE SEQUENCE OF OPERATIONS FOR ANY NEW DETECTION, DAMPERS, OR FANS.
13. PLANS SHALL CLEARLY SHOW LOCATIONS OF BATTERIES AND BATTERY CABINETS.
14. PLANS SHALL STATE WHETHER THE BUILDING IS FULLY SPRINKLERED OR NOT.
15. IN FULLY SPRINKLERED BUILDINGS, EQUIPMENT ROOMS SHALL BE PROVIDED WITH SPRINKLERS IN ACCORDANCE WITH NFPA 13.
16. PROVIDE A TABLE ON A DRAWING SHEET SHOWING THE MANUFACTURER, MODEL, TYPE, AMOUNT (GALLONS OR POUNDS) OF ELECTROLYTE, FLOODED LEAD ACID, NI-CD, VRLA OR LI-ION. PLEASE SHOW DETAILED COMPLIANCE WITH 2007 CFC SECTION 608 ON THE DRAWING SHEETS. WHEN COMPLIANCE WITH SECTION 608 OF THE 2007 CALIFORNIA FIRE CODE IS REQUIRED, THE FOLLOWING ADDITIONAL INFORMATION SHALL BE PROVIDED:
 - * ROOFTOP BATTERY ROOMS EXCEEDING THE ABOVE REQUIREMENTS SHALL BE SEPARATED FROM THE BUILDING AND ANY OPENINGS AS SPECIFIED BY THE 2007 CBC AND CMC.
 - * PLANS STATE THAT A SEPARATE FIRE DEPARTMENT PERMIT WILL BE OBTAINED FROM SFFD HEADQUARTERS AT 698 2ND ST.

PREPARED BY: DANIEL CONNELL, PE STAMP

FIRM NAME: CONNELL DESIGN GROUP, LLC
 ADDRESS: 4685 MACARTHUR COURT, SUITE 480, NEWPORT BEACH, CA 92660
 PHONE NUMBER: 949-753-8807
 FAX NUMBER: 949-753-8833



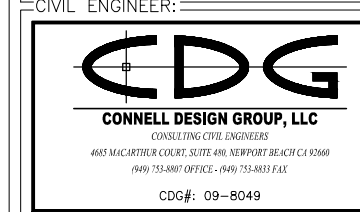
PROJECT INFORMATION:
TWIN PEAKS NORTH
 SITE NO. 123287
 2191 MARKET STREET
 SAN FRANCISCO, CA 94114



CURRENT ISSUE DATE:
05/19/09

ISSUED FOR:
100% CD

REV.:	DATE:	DESCRIPTION:	BY:
2	05/19/09	100% CD	DC
1	05/01/09	100% CD	DC
0	03/16/09	90% CD	DC

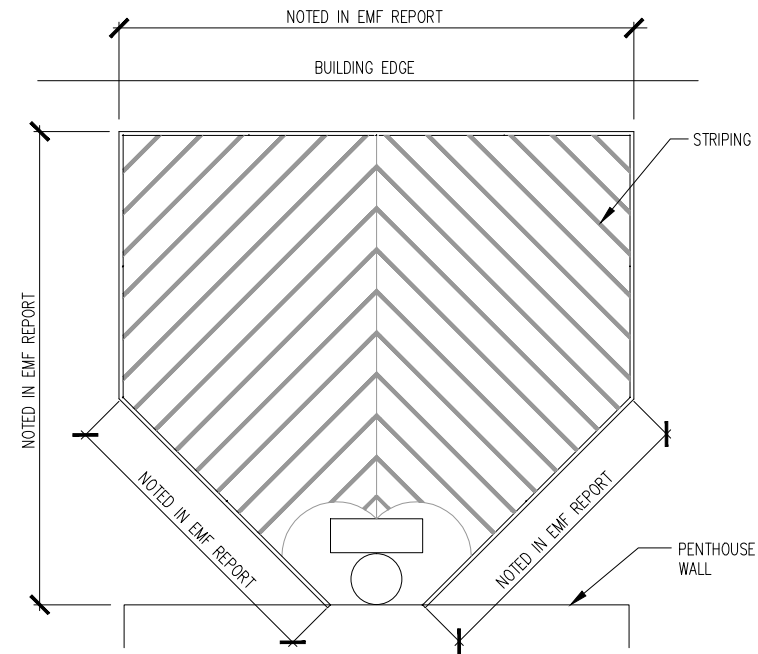


DRAWN BY: DC CHK.: SA APV.:

LICENSER:

SHEET TITLE:
FIRE DEPARTMENT CHECKLIST

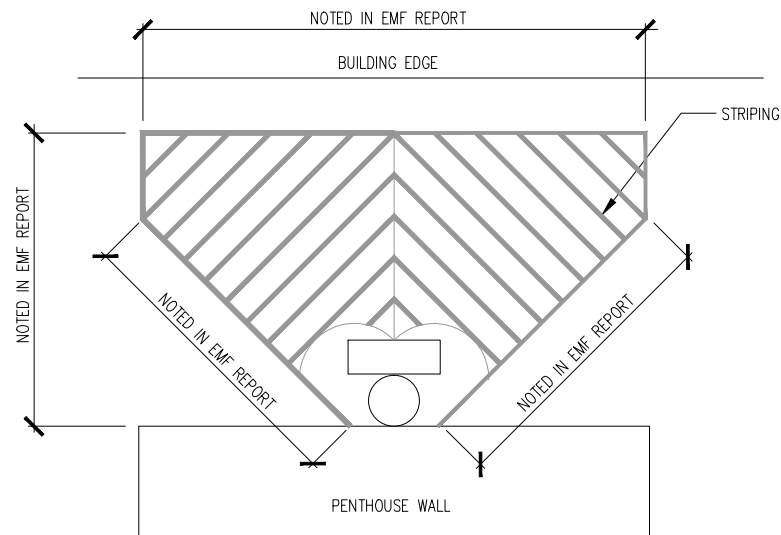
SHEET NUMBER:
T-1.1



NOTE: TO BE USED ONLY WHEN INDICATED.

TYPICAL CAUTION STRIPAGE WITH PUBLIC ACCESS

SCALE: NONE 2



NOTE: TO BE USED ONLY WHEN INDICATED.

TYPICAL CAUTION STRIPAGE WITH NO PUBLIC ACCESS

SCALE: NONE 3

Verizon Wireless • Base Station No. 123287 "Twin Peaks North"
2191 Market 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 Verizon Wireless, a wireless telecommunications carrier, to evaluate proposed modifications to its existing base station (Site No. 123287 "Twin Peaks North") located at 2191 Market Street with respect to prevailing standards limiting human exposure to radio frequency energy.

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 limits for exposures of unlimited duration are those adopted by the FCC:

Personal Wireless Service	Approx. Frequency	Occupational Limit	Public Limit
Broadband Radio ("BRS")	2,600 MHz	5.00 mW/cm ²	1.00 mW/cm ²
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
Long Term Evolution ("LTE")	700	2.33	0.47
[most restrictive frequency range]	30-300	1.00	0.20

The site was visited by Mr. David Kelly, a qualified field technician contracted by Hammett & Edison, Inc., during normal business hours on November 20, 2008, a non-holiday weekday, and reference has been made to additional information provided by Verizon regarding the addition of LTE service.

Checklist

- The location of all existing antennas and facilities at site. Existing RF levels.*
Verizon had installed three directional antennas, oriented in different directions, above the stairwell penthouse on the roof of the multi-story mixed-use building located at 2191 Market Street. Access to the antennas was restricted by their mounting locations. Existing RF levels at ground near the site measured less than 1% of the most restrictive public exposure limit. There were observed no other wireless telecommunications base stations at the site.
- 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 yet installed.
- 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 proposed site.

HE HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

VW123287599
Page 1 of 3

Verizon Wireless • Base Station No. 123287 "Twin Peaks North"
2191 Market Street • San Francisco, California

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

Verizon proposes to add LTE service by adding three Antel Model LNX6512DS-T4M directional panel antennas next to the existing antennas, reported to be three Andrew Model DB731DG65VTAX-M for PCS and cellular service, mounted with up to 4° downtilt at an effective height of at least 49 1/2 feet above ground, 11 feet above the roof, and oriented toward 160°T, 250°T, and 360°T.

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

The maximum rating of the cellular and PCS transmitters is 20 watts, with the proposed LTE transmitters rated at 16 watts. The actual operating power of the transmitters will depend upon the system losses encountered after the physical cabling runs have been installed; the transmitters may operate at a power less than their maximum rating, such that the total power radiated from the antennas does not exceed the level given in Item 6 below.

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

The maximum effective radiated power in any direction for Verizon would be 2,040 watts, representing simultaneous operation at 640 watts for PCS, 1,000 watts for cellular service, and 400 watts for LTE service.

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

The antennas would be mounted 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 near the site, the maximum ambient RF level from the proposed Verizon operation is calculated to be 0.0086 mW/cm², which is 1.5% of the applicable public exposure limit. Therefore, ambient levels at ground are estimated to be less than 2% of the public limit. Maximum calculated level on the roof is 81% of the applicable public limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend 33 feet directly in front of the Verizon antennas; this does not reach any publicly accessible areas.

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CONSULTING ENGINEERS
SAN FRANCISCO

VW123287599
Page 2 of 3

Verizon Wireless • Base Station No. 123287 "Twin Peaks North"
2191 Market Street • San Francisco, California

9. Describe proposed signage at site.
Due to their mounting location, the Verizon antennas are not accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, no access within 7 feet directly in front of the antennas themselves, such as might occur during maintenance work above the building 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. Explanatory warning signs* had been posted near the antennas, readily visible from any angle of approach to persons who might need to work within that distance.

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, 2009. 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 Verizon Wireless base station operation located at 2191 Market Street in San Francisco will continue to comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment.

May 18, 2009



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

* Warning signs complied with OET-65 color and symbol recommendations. Contact information was provided in English to arrange for access to restricted areas, with Spanish and Chinese translations (not by this firm) included.

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SAN FRANCISCO

VW123287599
Page 3 of 3

RF EXPOSURE LETTER



VERIZON WIRELESS
2785 MITCHELL DRIVE
WALNUT CREEK, CA 94598

PROJECT INFORMATION:

TWIN PEAKS NORTH

SITE NO. 123287
2191 MARKET STREET
SAN FRANCISCO, CA 94114

NSA Wireless, Inc.

Site Acquisition • Planning • Construction Management • Site Modifications
Bishop Ranch 15 1st Floor
12047 Alcosta Blvd., Suite 110
San Ramon, CA 94583
(925) 244-1890 OFFICE

CURRENT ISSUE DATE:

05/19/09

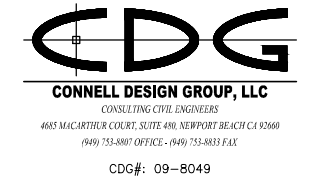
ISSUED FOR:

100% CD

REV.: DATE: DESCRIPTION: BY:

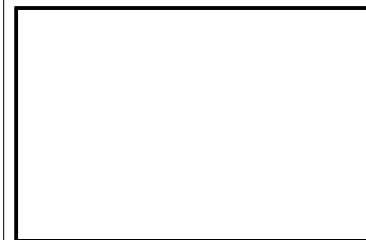
REV.	DATE	DESCRIPTION	BY
2	05/19/09	100% CD	DC
1	05/01/09	100% CD	DC
0	03/16/09	90% CD	DC

CIVIL ENGINEER:



DRAWN BY: DC CHK.: SA APV.: [Signature]

LICENSER:



SHEET TITLE:

RF EXPOSURE LETTER / STRIPING DETAILS

SHEET NUMBER:

T-1.2

SCALE: NONE 1

SIGNAGE AND STRIPING INFORMATION

THE FOLLOWING INFORMATION IS A GUIDE LINE WITH RESPECT TO PREVAILING STANDARDS LIMITING HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY AND SHOULD BE USED AS SUCH. IF THE SITE'S EMF REPORT OR ANY LOCAL, STATE OR FEDERAL GUIDELINES OR REGULATION SHOULD BE IN CONFLICT WITH ANY PART OF THESE NOTES OR PLANS THE MORE RESTRICTIVE GUIDE LINE OR REGULATION SHALL BE FOLLOWED AND OVER RIDE THE LESSER.

THE PUBLIC LIMIT OF RF EXPOSURE ALLOWED BY VERIZON WIRELESS IS $1mW/cm^2$ AND THE OCCUPATIONAL LIMIT OF RF EXPOSURE ALLOWED BY VERIZON WIRELESS IS $5mW/cm^2$

IF THE BOTTOM OF THE ANTENNA IS MOUNTED (8) EIGHT FEET ABOVE THE GROUND OR ROOF LINE OF THE PERSONAL COMMUNICATION SYSTEM (PCS) AND DOSE NOT EXCEED THE PUBLIC LIMIT OF RF EXPOSURE LIMIT THEN NO STRIPING OR BARRICADES SHOULD BE NEEDED.

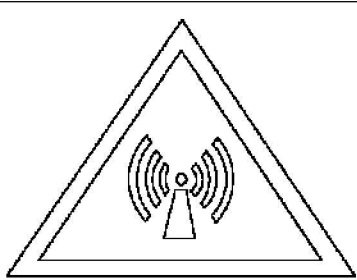
IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED OR HAVING A FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING WILL BE NEEDED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING WILL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER THE CONSTRUCTION OF THE SITE. USE THE PLANS AS A GUIDE LINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.

IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS NOT EXCEEDED AND THE AREA IS NOT PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR IS LOCKED), THEN JUST STRIPING OUT TO THE PUBLIC LIMIT WILL BE NEEDED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE STRIPING WILL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER THE CONSTRUCTION OF THE SITE. USE THE PLANS AS A GUIDE LINE FOR PLACEMENT OF SUCH STRIPING.

ALL TRANSMIT ANTENNAS REQUIRE A THREE LANGUAGE WARNING SIGN WRITTEN IN ENGLISH, SPANISH AND CHINESE. THIS SIGN WILL BE PROVIDED TO THE CONTRACTOR BY THE VERIZON WIRELESS CONSTRUCTION MANAGER AT THE TIME OF CONSTRUCTION. THE LARGER SIGN SHALL BE PLACED AT ALL ROOF ACCESS LOCATIONS AND ON ALL BARRICADES IN PLANE SITE AND THE SMALLER SIGN SHALL BE PLACED ON THE ANTENNAS THEMSELVES OR ON THE OUT SIDE OF THE ANTENNA ENCLOSURES IN A MANNER THAT IS EASILY SEEN BY ANY PERSON ON THE ROOF. WARNING SIGNS SHALL COMPLY WITH ANSI C95.2 COLOR, SYMBOL, AND CONTENT CONVENTIONS. ALL SIGN WILL HAVE VERIZON WIRELESS'S NAME AND THE COMPANY CONTACT INFORMATION (e.g., TELEPHONE NUMBER) TO ARRANGE FOR ACCESS TO THE RESTRICTED AREAS. THIS TELEPHONE NUMBER WILL BE PROVIDED TO THE CONTRACTOR BY THE VERIZON WIRELESS CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION.

PHOTOS OF ALL STRIPING, BARRICADES AND SIGNAGE WILL BE PART OF THE CONTRACTORS CLOSE OUT PACKAGE AND WILL BE TURNED INTO THE VERIZON WIRELESS CONSTRUCTION PROJECT MANAGER AT THE END OF CONSTRUCTION. STRIPING SHALL BE DONE WITH FADE RESTRAINT YELLOW SAFETY PAINT IN A CROSS HATCH PATTERN AS SHOW BY THE DETAIL. ALL BARRICADES SHELL BE MADE OF AN RF FRIENDLY MATERIAL SO THAT NOT TO BLOCK OR INTERFERE WITH THE OPERATION OF THE SITE SHALL BE PAINTED WITH FADE RESTRAINT YELLOW SAFETY PAINT. THE CONTRACTOR SHALL PROVIDE ALL RF FRIENDLY BARRICADES NEED AND SHALL PROVIDE THE VERIZON WIRELESS CONSTRUCTION PROJECT MANAGER WITH A THE DETAILED SHOP DRAWING OF EACH BARRICADE.

NOTE:
1. ALL REQUIRED SIGNAGE WILL BE INSTALLED AND FIELD VERIFIED. SEE SHEET A-1 FOR SIGN LOCATIONS



WARNING
HIGH RADIO FREQUENCY EXPOSURE AREA

KEEP BACK 8 FEET FROM THIS ANTENNA. IF ACCESS IS REQUIRED WITHIN THIS DISTANCE, PLEASE CONTACT ANTENNA OWNER BEFORE APPROACHING.

ADVERTENCIA
AREA DE EXPOSICION DE ALTAS FRECUENCIAS DE RADIO

MANTENERSE A 8 PIES DE DISTANCIA DE ESTA ANTENA. SI ES NECESARIO ACERCARSE MAS, COMUNIQUESE CON EL PROPIETARIO DE LA ANTENA ANTES DE HACERLO.

警告
高廣無線電能量地區

請保持在此天線 8 呎以外，如需要進入此範圍內，請在進入之前先聯絡天線的持有人

PHONE NUMBER/ NÚMERO DE TELEFONO/ 電話號碼

CARIDAD GRAVITT

OWNER/ PROPIETARIO/ 持有人

123287

SITE NUMBER/ NÚMERO DEL SITIO/ 此站區號

Hammell & Edison, Inc.

NOTICE

Radio frequency fields beyond this point may exceed the FCC general public exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on Frequency emissions 47 CFR 1.1307(b)

TYPICAL NOTICE SIGN

SCALE: N.T.S.

4

TYPICAL CAUTION SIGN

SCALE: N.T.S.

1

CAUTION

Radio frequency fields within one foot of this antenna may exceed Federal limits for human exposure. Stay clear by that distance.

VERIZON
Carrier
123287
Site #

CAUTION

Beyond this point: Radio frequency fields at this site may exceed FCC rules for human exposure.

For your safety obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on Frequency emissions 47 CFR 1.1307(b)

TYPICAL CAUTION SIGN

SCALE: N.T.S.

5

EMERGENCY CONTACT SIGN

SCALE: N.T.S.

2

IN CASE OF EMERGENCY
CALL
1-800-242-7622
Site No: 123287

WARNING

Beyond this point: Radio frequency fields at this site exceed the FCC rules for human exposure.

Failure to obey all posted signs and site guidelines for working in radio frequency environments could result in serious injury

In accordance with Federal Communications Commission rules on Frequency emissions 47 CFR 1.1307(b)

TYPICAL WARNING SIGN

SCALE: N.T.S.

6

RF GUIDELINES SIGN

NOTICE

GUIDELINES FOR WORKING IN RADIO FREQUENCY ENVIRONMENTS

- All personnel should have electromagnetic energy (EME) awareness training.
- All personnel entering this site must be authorized. obey all posted signs.
- Assume all antennas are active. Before working on antennas, notify owners and disable appropriate transmitters.
- Maintain minimum 3 feet clearance from all antennas Do not stop in front of antennas.
- Use personal RF monitors while working near antennas.
- Never operate transmitters without shields during normal operation.
- Do not operate base station antennas in equipment rooms.

SCALE: N.T.S.

7

VERIZON WIRELESS
2785 MITCHELL DRIVE
WALNUT CREEK, CA 94598

PROJECT INFORMATION:

TWIN PEAKS NORTH
SITE NO. 123287
2191 MARKET STREET
SAN FRANCISCO, CA 94114

NSA Wireless, Inc.
Site Acquisition • Planning • Construction Management • Site Modifications
Bishop Ranch 15 1st Floor
12047 Alcosta Blvd., Suite 110
San Ramon, CA 94583
(925) 244-1890 OFFICE

CURRENT ISSUE DATE:

05/19/09

ISSUED FOR:

100% CD

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
2	05/19/09	100% CD	DC
1	05/01/09	100% CD	DC
0	03/16/09	90% CD	DC

CIVIL ENGINEER:

CONNELL DESIGN GROUP, LLC
CONSULTING CIVIL ENGINEERS
405 MACARTHUR COURT, SUITE 400, NEWPORT BEACH, CA 92660
(949) 753-8807 OFFICE - (949) 753-8833 FAX
CDG#: 09-8049

DRAWN BY: _____ CHK.: _____ APV.: _____

DC SA

LICENSER: _____

SHEET TITLE:

RF EXPOSURE NOTES / SIGNAGE DETAILS

SHEET NUMBER:

T-1.3

GENERAL NOTES

SCALE: N.T.S.

8

MULTI-LANGUAGE SIGN

SCALE: N.T.S.

7

TYPICAL WARNING SIGN

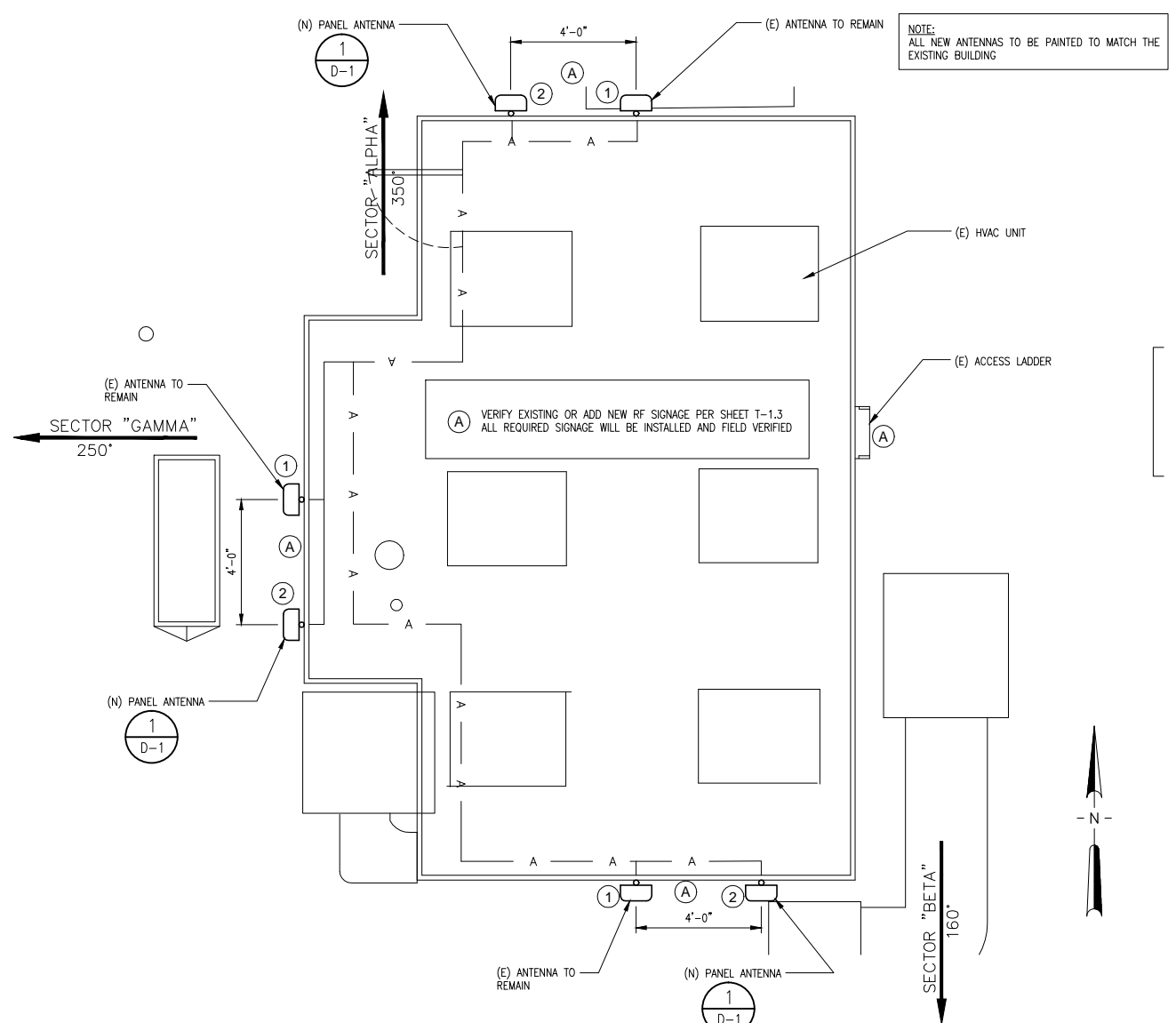
SCALE: N.T.S.

6

RF GUIDELINES SIGN

SCALE: N.T.S.

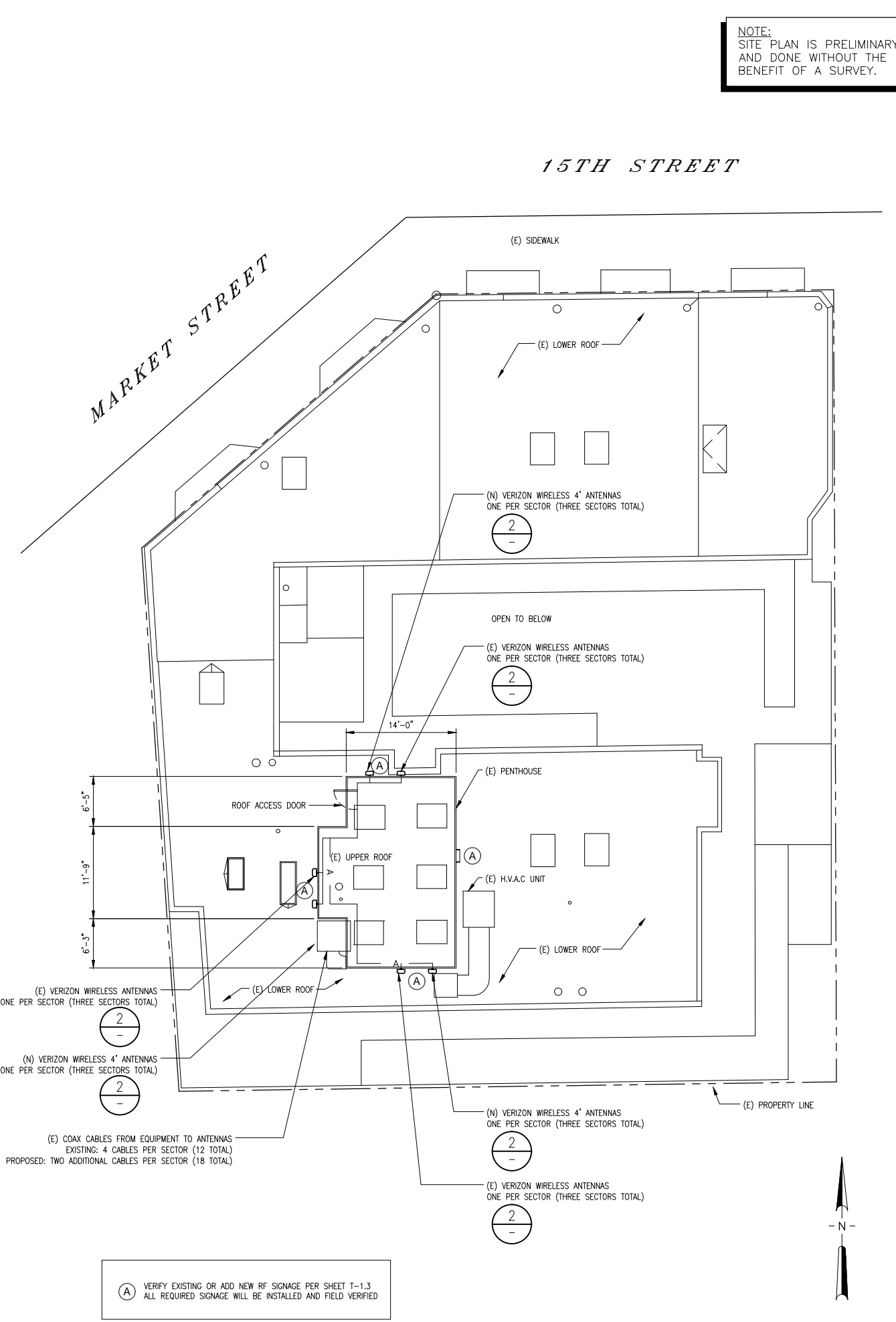
3



SECTOR 'ALPHA'						
ANTENNA POSITION	EXISTING			PROPOSED		
	FREQUENCY	ANT. MODEL	ANTENNA SIZE (L x W x D) IN.	FREQUENCY	ANT. MODEL	ANTENNA SIZE (L x W x D) IN.
1	850/1900	DB731DG65VTAXM	48 x 13 x 7	NO CHANGE	NO CHANGE	NO CHANGE
2	-	-	-	700	LNx6512DS-T4M	48 x 11.9 x 7.9

SECTOR 'BETA'						
ANTENNA POSITION	EXISTING			PROPOSED		
	FREQUENCY	ANT. MODEL	ANTENNA SIZE (L x W x D) IN.	FREQUENCY	ANT. MODEL	ANTENNA SIZE (L x W x D) IN.
1	850/1900	DB731DG65VTAXM	48 x 13 x 7	NO CHANGE	NO CHANGE	NO CHANGE
2	-	-	-	700	LNx6512DS-T4M	48 x 11.9 x 7.9

SECTOR 'GAMMA'						
ANTENNA POSITION	EXISTING			PROPOSED		
	FREQUENCY	ANT. MODEL	ANTENNA SIZE (L x W x D) IN.	FREQUENCY	ANT. MODEL	ANTENNA SIZE (L x W x D) IN.
1	850/1900	DB731DG65VTAXM	48 x 13 x 7	NO CHANGE	NO CHANGE	NO CHANGE
2	-	-	-	700	LNx6512DS-T4M	48 x 11.9 x 7.9



NOTE:
SITE PLAN IS PRELIMINARY
AND DONE WITHOUT THE
BENEFIT OF A SURVEY.

verizonwireless
VERIZON WIRELESS
2785 MITCHELL DRIVE
WALNUT CREEK, CA 94598

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CDG
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4085 MACARTHUR COURT, SUITE 400, NEWPORT BEACH CA 92660
(949) 753-8807 OFFICE - (949) 753-8833 FAX
CDG#: 09-8049

DRAWN BY: DC CHK.: SA APV.:

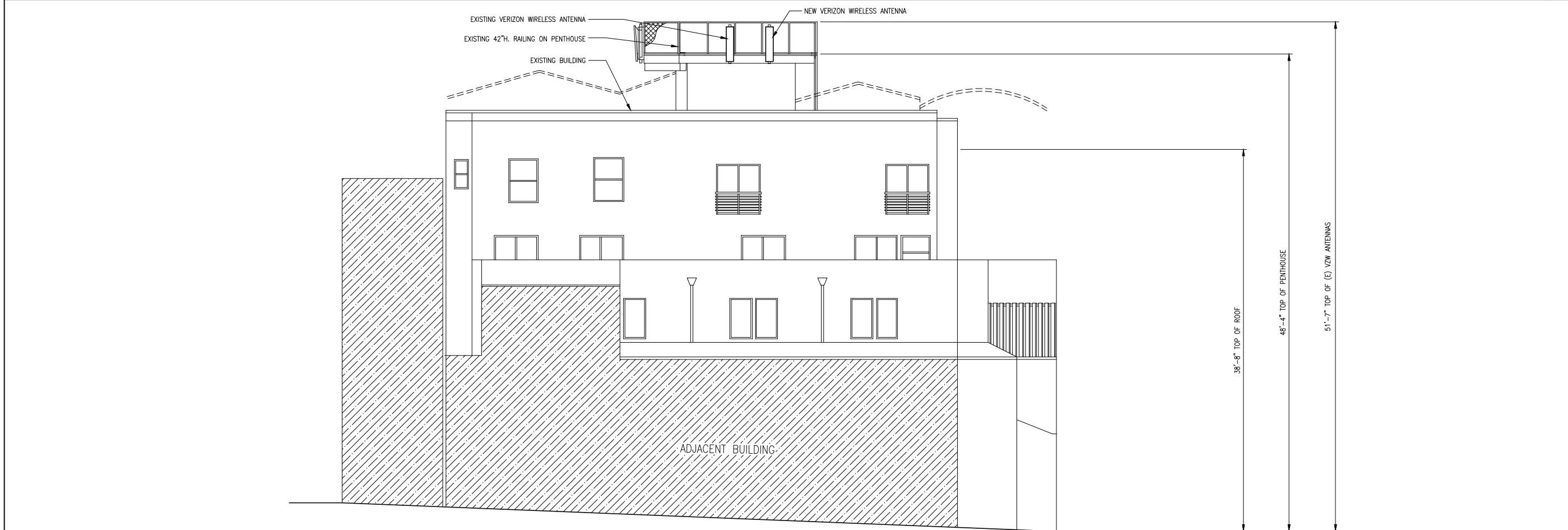
LICENSER:
SHEET TITLE:

SITE PLAN / ANTENNA LAYOUT

SHEET NUMBER:
A-1



NORTH ELEVATION 1



SOUTH ELEVATION 2



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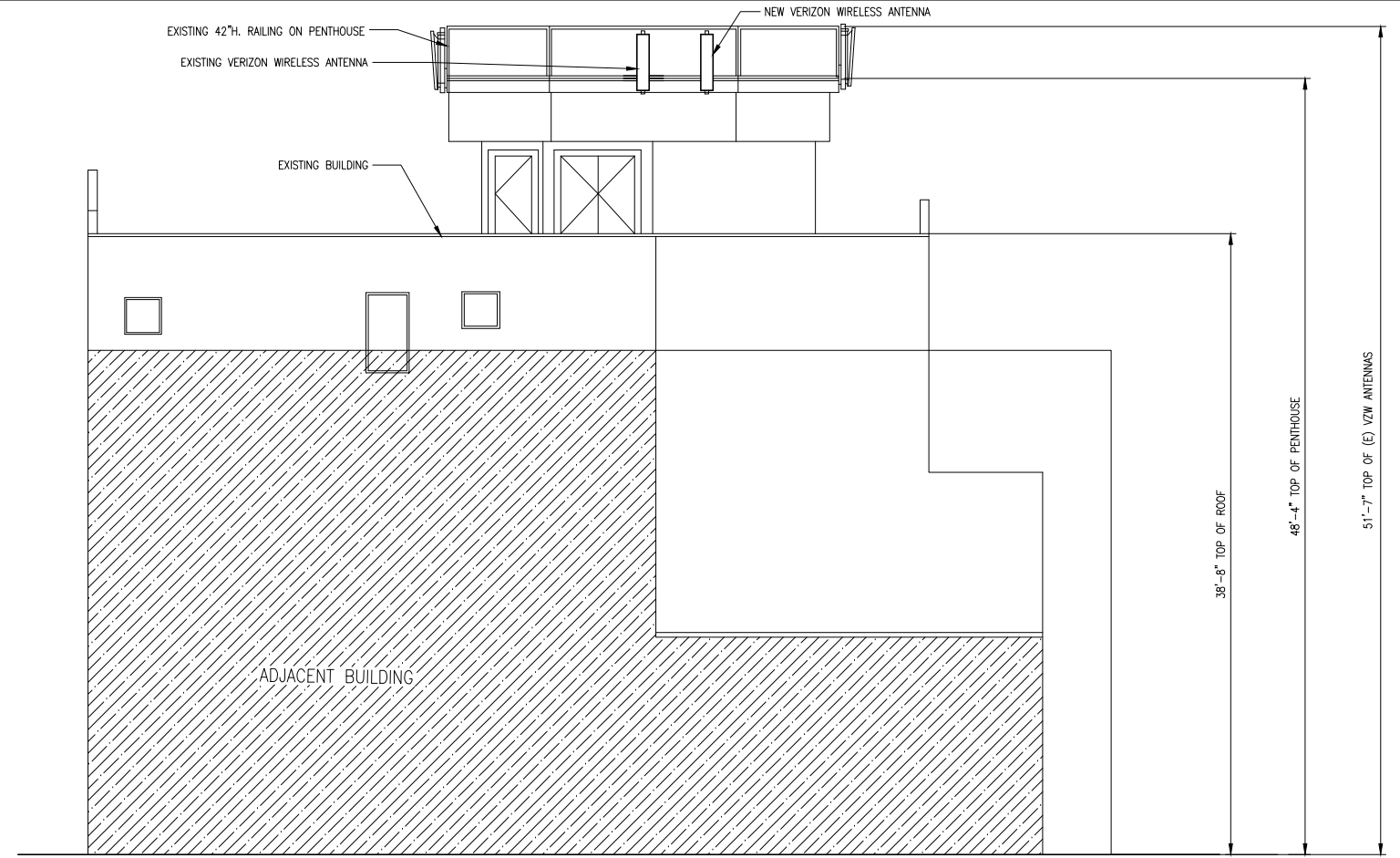
CIVIL ENGINEER:

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 DC SA

LICENSER:

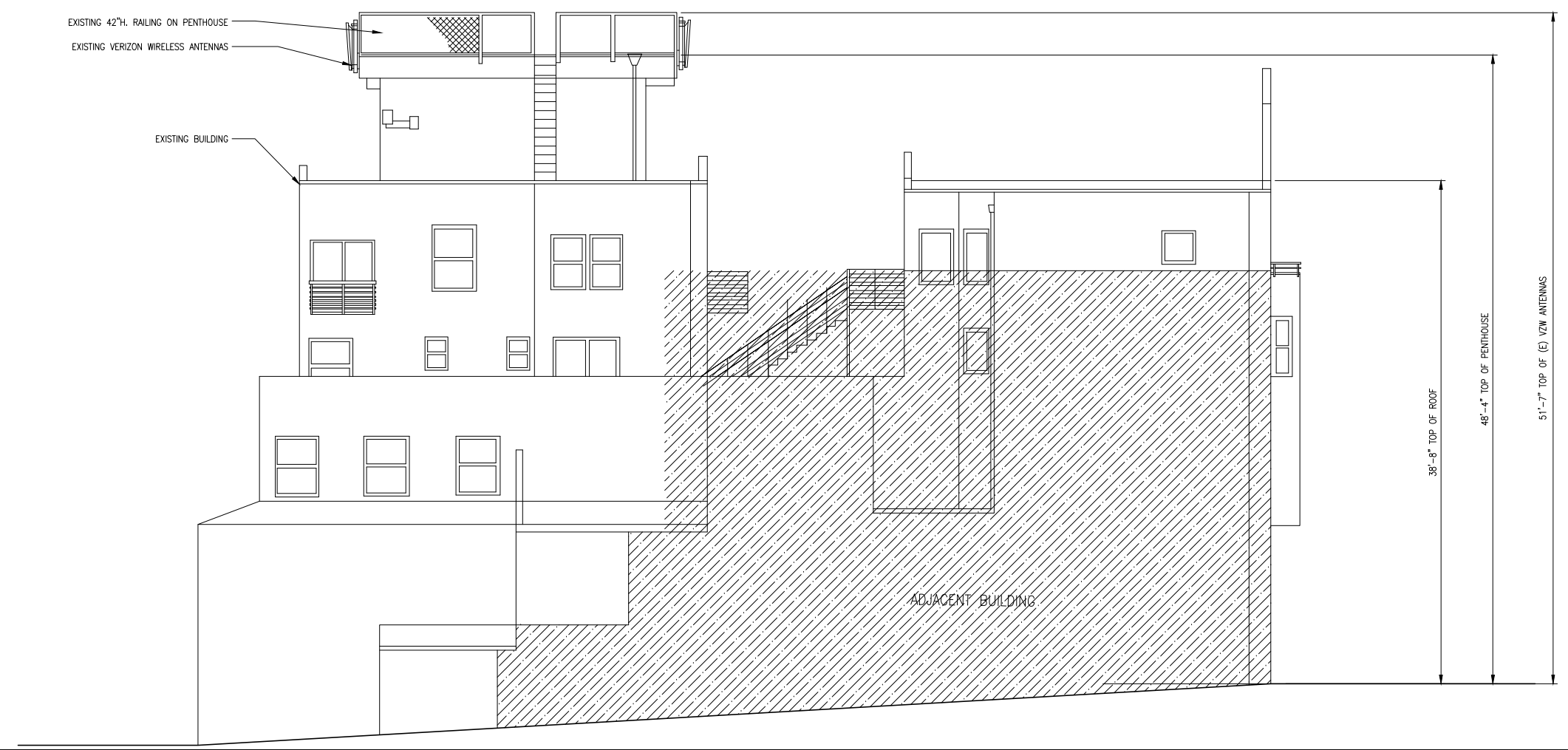
SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-2



WEST ELEVATION

1



EAST ELEVATION

2

VERIZON WIRELESS
2785 MITCHELL DRIVE
WALNUT CREEK, CA 94598

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CDG#: 09-8049

DRAWN BY: CHK.: APV.:

DC SA

LICENSER:

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-3



VERIZON WIRELESS
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CIVIL ENGINEER:



CONNELL DESIGN GROUP, LLC

CONSULTING CIVIL ENGINEERS
485 MACARTHUR COURT, SUITE 485, NEWPORT BEACH CA 92660
(949) 753-8807 OFFICE - (949) 753-8833 FAX

CDG#: 09-8049

DRAWN BY: CHK.: APV.:

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LICENSER:

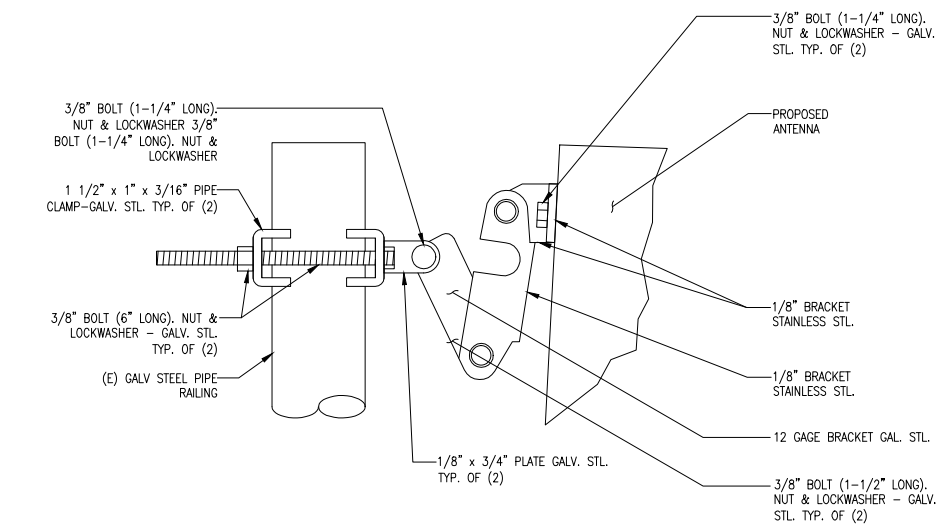
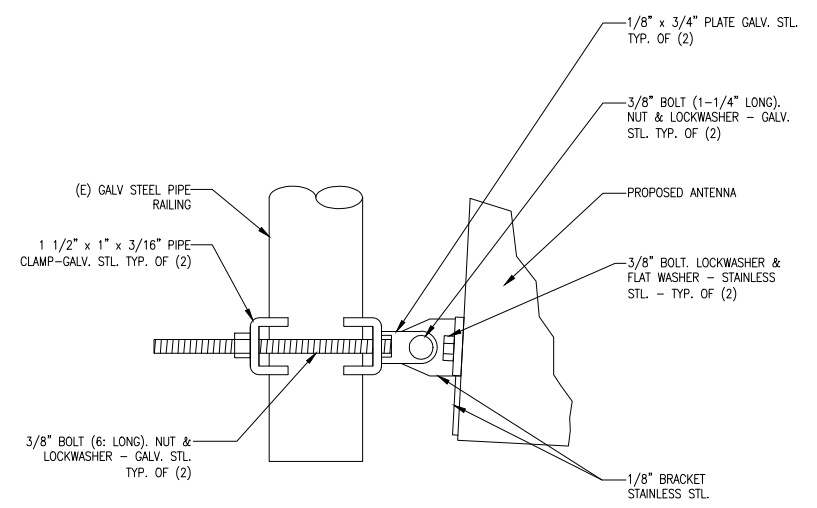
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SHEET TITLE:

DETAILS

SHEET NUMBER:

D-1



NOT USED SCALE: N.T.S. 10

LOWER ANTENNA MOUNTING BRACKET

SCALE: N.T.S. 4 UPPER ANTENNA SCALE: N.T.S. 1

NOT USED SCALE: N.T.S. 11

NOT USED

SCALE: N.T.S. 7 NOT USED

SCALE: N.T.S. 5 NOT USED SCALE: N.T.S. 2

NOT USED SCALE: N.T.S. 12

NOT USED

SCALE: N.T.S. 9 NOT USED

SCALE: N.T.S. 6 NOT USED SCALE: N.T.S. 3