



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: FEBRUARY 25, 2010

*Date:* February 18, 2010  
*Case No.:* **2009.0531 C**  
*Project Address:* **725 TARAVAL STREET**  
*Current Zoning:* NC-2 (Neighborhood Commercial, Small-Scale) District  
40-X Height and Bulk District  
*Block/Lot:* 2408/052-058  
*Project Sponsor:* Rick Hirsch, consultant for T-Mobile  
2001 McAllister Street  
San Francisco, CA 94118  
*Staff Contact:* Elizabeth Watty – (415) 558-6620  
[Elizabeth.Watty@sfgov.org](mailto:Elizabeth.Watty@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The proposal is to install eight panel antennas on the existing four-story mixed-use building's elevator penthouse structures. Six of the antennas would be mounted on the northern penthouse, approximately 55'-0" above grade; two of the antennas would be mounted on the southern penthouse, approximately 49'-0" above grade; and the four equipment cabinets would be located within the building's underground garage, as part of a wireless transmission network operated by T-Mobile. Each antenna measures approximately 55.9" high by 13.3" wide by 3.15" deep. The antennas would each be mounted on the exterior of the existing elevator penthouse structures, painted to match the penthouse, with blinders placed on the side of each antenna to screen each antenna's mounting hardware. The Subject Property is considered a Location Preference 5 (Mixed Use Buildings in High Density Districts – NC-2 District), according to the Wireless Telecommunications Services (WTS) Siting Guidelines. The Project Site is within a NC-2 (Neighborhood Commercial, Small-Scale) Zoning District, Taraval Restaurant and Fast-Food Subdistrict, and a 40-X Height and Bulk District.

### SITE DESCRIPTION AND PRESENT USE

The Project is located on the south side of Taraval Street, between 17<sup>th</sup> and 18<sup>th</sup> Avenues, Block 2408, Lots 052-058, within the NC-2 (Neighborhood Commercial, Small-Scale) District with a 40-X Height and Bulk District.

The Property is developed with a four-story mixed-use building, containing six residential dwelling-units and two ground-floor commercial tenant spaces. The building was built circa 2000. The primary ground floor tenant space was recently approved by the Planning Commission as a massage establishment, under Case No. 2009.0629C.

## SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located mid-block on Taraval Street between 17<sup>th</sup> and 18<sup>th</sup> Avenues, in the Parkside Neighborhood. To the east of the Subject Property are three mixed-use buildings, with ground floor businesses including: Victor's bakery, Super Hair Cuts, and Parkside Cleaners. To the west of the Subject Property are several other mixed-use buildings, with ground floor businesses including: Shimo Sushi Bar, Sunny Cleaners, The Lost Sock (laundromat), a General Dentistry office, and Stop & Save Liquors. Directly across the street at 730 Taraval Street is Safeway grocery store. The Project site is located in an NC-2 District with a variety of neighborhood-serving uses. The surrounding residential properties on 17<sup>th</sup> and 18<sup>th</sup> Avenues are zoned RH-1 (Residential, House, One-Family).

The Project Site is located in an NC-2 District, which is intended to serve as the City's Small-Scale Neighborhood Commercial District. These districts are linear shopping streets which provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2 Districts are commonly located along both collector and arterial streets which have transit routes.

## 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 5, 2010	February 5, 2010	20 days
Posted Notice	20 days	February 4, 2010	February 4, 2010	20 days
Mailed Notice	20 days	February 5, 2010	February 4, 2010	21 days

## PUBLIC COMMENT

- The Department has received opposition from three individuals, who are concerned about adverse health impacts caused by this installation.

## ISSUES AND OTHER CONSIDERATIONS

- The proposed antenna installation will include blinders on the sides of each antenna to screen the mounting brackets from public view. Each antenna will also be painted to match the color of the elevator penthouse structures to which they are attached.
- The Project will provide wireless coverage to an area that previously received either no or poor coverage.

## **REQUIRED COMMISSION ACTION**

In order for the Project to proceed, the Commission must grant the Conditional Use Authorization pursuant to Planning Code Sections 303, 711.83 and 790.80, to allow the installation of a wireless facility in the NC-2 District.

## **BASIS FOR RECOMMENDATION**

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

- The Project complies with the applicable requirements of the Planning Code.
- The Project is consistent with the Objectives and Policies of the General Plan.
- The Project is consistent with the 1996 WTS Facilities Siting Guidelines, Planning Commission Resolution No. 14182.
- The Project site is a Location Preference 5, a preferred location, according to the Wireless Telecommunications Services (WTS) Siting Guidelines. An Alternative Site Analysis was prepared and showed that there were no preferred locations with that could accommodate the coverage achieved by the proposed Project.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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### **Attachments:**

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Photographs  
Alternative Site Analysis  
Photo Simulations  
RF Report and DPH Response  
Coverage Maps  
Reduced Plans

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary   | <input checked="" type="checkbox"/> Alternative Site Analysis  |
| <input checked="" type="checkbox"/> Draft Motion        | <input checked="" type="checkbox"/> Photo Simulations          |
| <input checked="" type="checkbox"/> Block Book Map      | <input checked="" type="checkbox"/> RF Report and DPH Response |
| <input checked="" type="checkbox"/> Sanborn Map         | <input checked="" type="checkbox"/> Coverage Maps              |
| <input checked="" type="checkbox"/> Zoning District Map | <input checked="" type="checkbox"/> Project sponsor submittal  |
| <input checked="" type="checkbox"/> Aerial Photo        | Drawings: <u>Proposed Project</u>                              |
| <input checked="" type="checkbox"/> Context Photos      | <input checked="" type="checkbox"/> Check for legibility       |

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

EW: G:\Documents\CUs\725 Taraval Street\Executive Summary.doc



# 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

HEARING DATE: FEBRUARY 25, 2010

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*Case No.:* **2009.0531 C**  
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[Elizabeth.Watty@sfgov.org](mailto:Elizabeth.Watty@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 303, 711.83 AND 790.80, TO INSTALL A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF EIGHT NEW PANEL ANTENNAS LOCATED ON THE EXISTING FOUR-STORY MIXED-USE BUILDING'S ELEVATOR PENTHOUSE STRUCTURES, WITH RELATED EQUIPMENT CABINETS LOCATED WITHIN THE STRUCTURE'S SUBTERRANEAN GARAGE, AS PART OF T-MOBILE'S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN A NC-2 (NEIGHBORHOOD COMMERCIAL, SMALL-SCALE) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On June 18, 2009, T-Mobile (hereinafter "Project Sponsor"), made an application (hereinafter "Application"), for Conditional Use authorization on the property at 725 Taraval Street, Lots 052-058 in Assessor's Block 2408, (hereinafter "Subject Property") to install a wireless telecommunications facility consisting of eight panel antennas mounted to the existing elevator penthouse structures, measuring a maximum of 55'-0" above grade, with four equipment cabinets located within the subterranean garage, as part of T-Mobile's wireless telecommunications network within a NC-2 (Neighborhood Commercial, Small-Scale) Zoning District and a 40-X Height and Bulk District.

The 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 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 February 25, 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. 2009.0531C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the south side of Taraval Street, between 17<sup>th</sup> and 18<sup>th</sup> Avenues, Block 2408, Lots 052-058, within the NC-2 (Neighborhood Commercial, Small-Scale) District with a 40-X Height and Bulk District.

The Property is developed with a four-story mixed-use building, containing six residential dwelling-units and two ground floor commercial tenant spaces. The building was built circa 2000. The primary ground floor tenant space was recently approved by the Planning Commission as a massage establishment, under Case No. 2009.0629C.

3. **Surrounding Properties and Neighborhood.** The Project Site is located mid-block on Taraval Street between 17<sup>th</sup> and 18<sup>th</sup> Avenues, in the Parkside Neighborhood. To the east of the Subject Property are three mixed-use buildings, with ground floor businesses including: Victor's bakery, Super Hair Cuts, and Parkside Cleaners. To the west of the Subject Property are several other mixed-use buildings, with ground floor businesses including: Shimo Sushi Bar, Sunny Cleaners, The Lost Sock (laundromat), a General Dentistry office, and Stop & Save Liquors. Directly across the street at 730 Taraval Street is Safeway grocery store. The Project site is located in an NC-2 District with a variety of neighborhood-serving uses. The surrounding residential properties on 17<sup>th</sup> and 18<sup>th</sup> Avenues are zoned RH-1 (Residential, House, One-Family).

The Project Site is located in an NC-2 District, which is intended to serve as the City's Small-Scale Neighborhood Commercial District. These districts are linear shopping streets which provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is

varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2 Districts are commonly located along both collector and arterial streets which have transit routes.

These districts range in size from two or three blocks, to many blocks, although the commercial development in longer districts may be interspersed with housing or other land uses. Buildings typically range in height from two to four stories with occasional one-story commercial buildings.

The small-scale district controls provide for mixed-use buildings which approximate or slightly exceed the standard development pattern. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.

Most new commercial development is permitted at the ground and second stories. Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment uses, however, are confined to the ground story. The second story may be used by some retail stores, personal services and medical, business and professional offices. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the district, and promote continuous retail frontage.

4. **Project Description.** The proposal is to install eight panel antennas on the existing four-story mixed-use building's elevator penthouse structures. Six of the antennas would be mounted on the northern penthouse, approximately 55'-0" above grade; two of the antennas would be mounted on the southern penthouse, approximately 49'-0" above grade; and the four equipment cabinets would be located within the building's underground garage, as part of a wireless transmission network operated by T-Mobile. Each antenna measures approximately 55.9" high by 13.3" wide by 3.15" deep. The antennas would each be mounted on the exterior of the existing elevator penthouse structures, painted to match the penthouse, with blinders placed on the side of each antenna to screen each antenna's mounting hardware. The Subject Property is considered a Location Preference 5 (Mixed Use Buildings in High Density Districts – NC-2 District), according to the Wireless Telecommunications Services (WTS) Siting Guidelines. The Project Site is within a NC-2 (Neighborhood Commercial, Small-Scale) Zoning District, Taraval Restaurant and Fast-Food Subdistrict, and a 40-X Height and Bulk District.
5. **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 5, as it is a preferred location, being a mixed-use building in a High Density Districts (NC-2 District).
6. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 1,959-2,120 Megahertz (MHZ) bands and receive calls in the 1,710-1,895 MHZ bands. These frequencies are regulated by the Federal Communications Commission (FCC) and must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.

7. **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.
8. **Department of Public Health Review and Approval.** There are currently no existing wireless telecommunications facilities located at this site. T-Mobile proposes to install eight RFS Model APX16DWV-16DWV-S-E-A20 antennas. The antennas would be mounted approximately 53 feet above ground level. The estimated ambient RF field from the proposed T-Mobile transmitters at ground level is calculated to be 0.0038 mW/sq. cm., which is .38% of the FCC public exposure limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is expected to extend 6 feet and is not expected to be exceeded at any publicly accessible areas. Warning signs shall be placed in front of the antennas. Warning signs must be in English, Spanish and Chinese. Workers should not have access within 2 feet of the front of the antennas while they are in operation.
9. **Maintenance Schedule.** The proposed facility would operate without on-site staff but with a single maintenance crew, performing regularly scheduled calibration maintenance checks monthly on all radio frequency cabinets and components. Additional visits may sometimes be necessary if a service-affecting situation should occur, such as loss of power for more than four hours, or unexpected T-Mobile system shut down.
10. **Community Outreach.** A Community Outreach Meeting was conducted for the Project. The meeting was held at 6:30 p.m. on Tuesday, November 10, 2009, at the San Francisco Center for Spiritual Living, at 280 Claremont Boulevard, San Francisco. Eleven neighbors attended the meeting.
11. **Five-year plan:** T-Mobile submitted its latest five-year plan, as required, in October 2009.
12. **Public Comment.** The Department has received three comments in opposition to this Project – specifically concerned about the health implications of wireless telecommunications facilities – since the filing of the Application.
13. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Use.** Per Planning Code Sections 711.83 and 790.80, a Conditional Use is required for all public uses such as wireless transmission facilities.
14. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the Project complies with said criteria in that:



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

*The Project will be generally desirable and compatible with the surrounding neighborhood because it will not conflict with the existing uses on the property. The Project will be of such size and nature that it will be compatible with the surrounding mixed-use nature of the vicinity. The approval of this Application has been found to ensure public safety. The placement of antennas and related support and protection features are so located, designed, and treated architecturally to blend in with the mixed-use and residential character of surrounding roof-tops. The placement and size are minimized as much as possible to reduce their visibility from public places, avoid intrusion into public vistas, avoid disruption of the architectural design integrity of the subject building, and to ensure harmony with the neighborhood character. The Project will also provide necessary facilities for emergency transmission and improved communication for the neighborhood, community and the region.*

- B. The Project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:
- i Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The Project must comply with all applicable Federal and State regulations to safeguard health and safety, to ensure that persons residing or working in the vicinity will not be adversely affected, and to ensure that the Project will not result in 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 maintains a database of all such wireless telecommunications facilities operating or proposed for operation in the City and County of San Francisco. All Applicants are 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 approximately 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 Subject Property has no existing landscaping or open space visible from the public right-of-way. The installation of eight antennas on the existing roof top penthouse structures and four mechanical equipment cabinets within the underground garage will not affect any landscaping, lighting, open space, parking and loading areas, or service areas. Any signage or lighting will be reviewed by the Planning Department prior to approval.*

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

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

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

*The Project is consistent with the stated purposes of NC-2 Districts in that the intended use is located on the roof of a mixed-use building, screened by blinders and painted to match the wall color of the elevator penthouse structures, measuring a maximum of approximately 55'-0" feet above grade. The proposed use blends in with the residential roof-top features found throughout the surrounding neighborhood while providing a necessary and desirable service to people who live and visit the Parkside Neighborhood.*

- 15. **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.*

16. **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 by the installation of eight antennas on the existing elevator penthouse structures, and the Project would 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 Application.*

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

*The Project would have no adverse impact on the supply of affordable 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 the 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; the subject mixed-use structure was built circa 2000.*

- 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.*

17. 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.
18. 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 303, 711.83 and 790.80 to install a wireless telecommunications facility consisting of eight panel antennas mounted on the elevator penthouse structures of the existing mixed-use building, a maximum of 55'-0" above grade, with four related equipment cabinets installed within the underground garage, as part of T-Mobile's wireless telecommunications network within a NC-2 (Neighborhood Commercial, Small-Scale) Zoning District and a 40-X Height and Bulk District and subject to the conditions of approval attached hereto as **Exhibit A**.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXX. 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 **February 25, 2010**.

---

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 25, 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 303, 711.83 and 790.80 to install a wireless telecommunications facility consisting of eight panel antennas mounted on the existing elevator penthouse structures on the roof of a mixed-use building, a maximum of 55'-0" above grade, with four related equipment within the underground garage, as part of T-Mobile's wireless telecommunications network within a NC-2 (Neighborhood Commercial, Small-Scale) Zoning District and a 40-X Height and Bulk District.
2. The Project approved by this Motion is in general conformity with the plans dated June 18, 2009, on file with the Department in the docket for Case No. 2009.0531C (labeled EXHIBIT B), reviewed and approved by the Commission on February 25, 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 February 25, 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 identified in ANSI C95.2-1982, to notify persons that the facility could cause exposure to RF emissions; or
    - iv. Implement any other practice reasonably necessary to ensure that the facility is operated in compliance with adopted FCC RF emission standards.
  - b. To the extent necessary to minimize visual obtrusion and clutter, installations shall conform to the following standards:
    - 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 are 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.

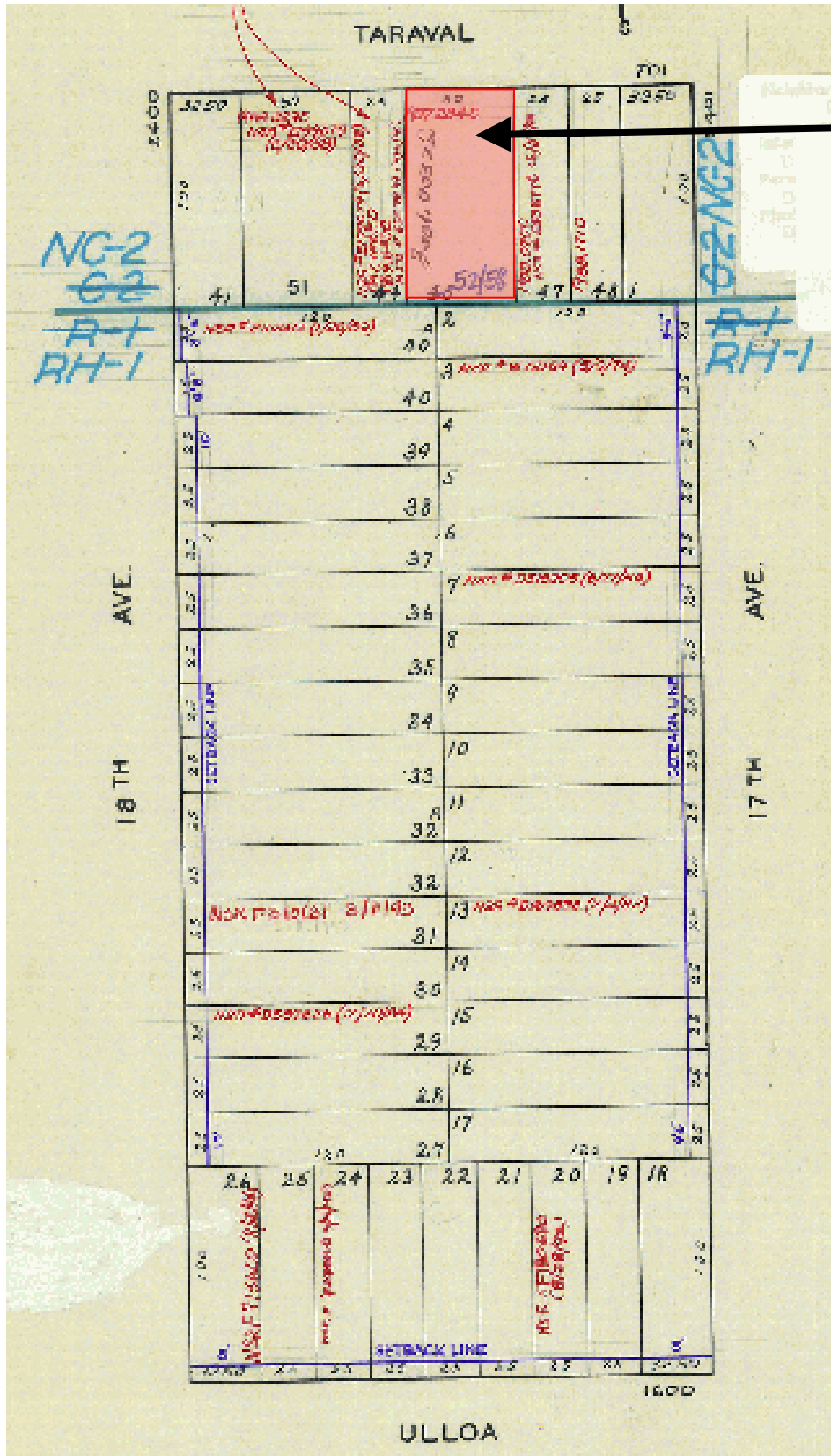
13. Periodic Safety Monitoring. The Project Sponsor shall submit to the Zoning Administrator 10 days after installation of the facilities, and every two years thereafter, a certification attested to by a licensed engineer expert in the field of EMR/RF emissions, that the facilities are and have been 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.

EW: G:\Documents\CUs\725 Taraval Street\Draft Motion.doc

# Parcel Map

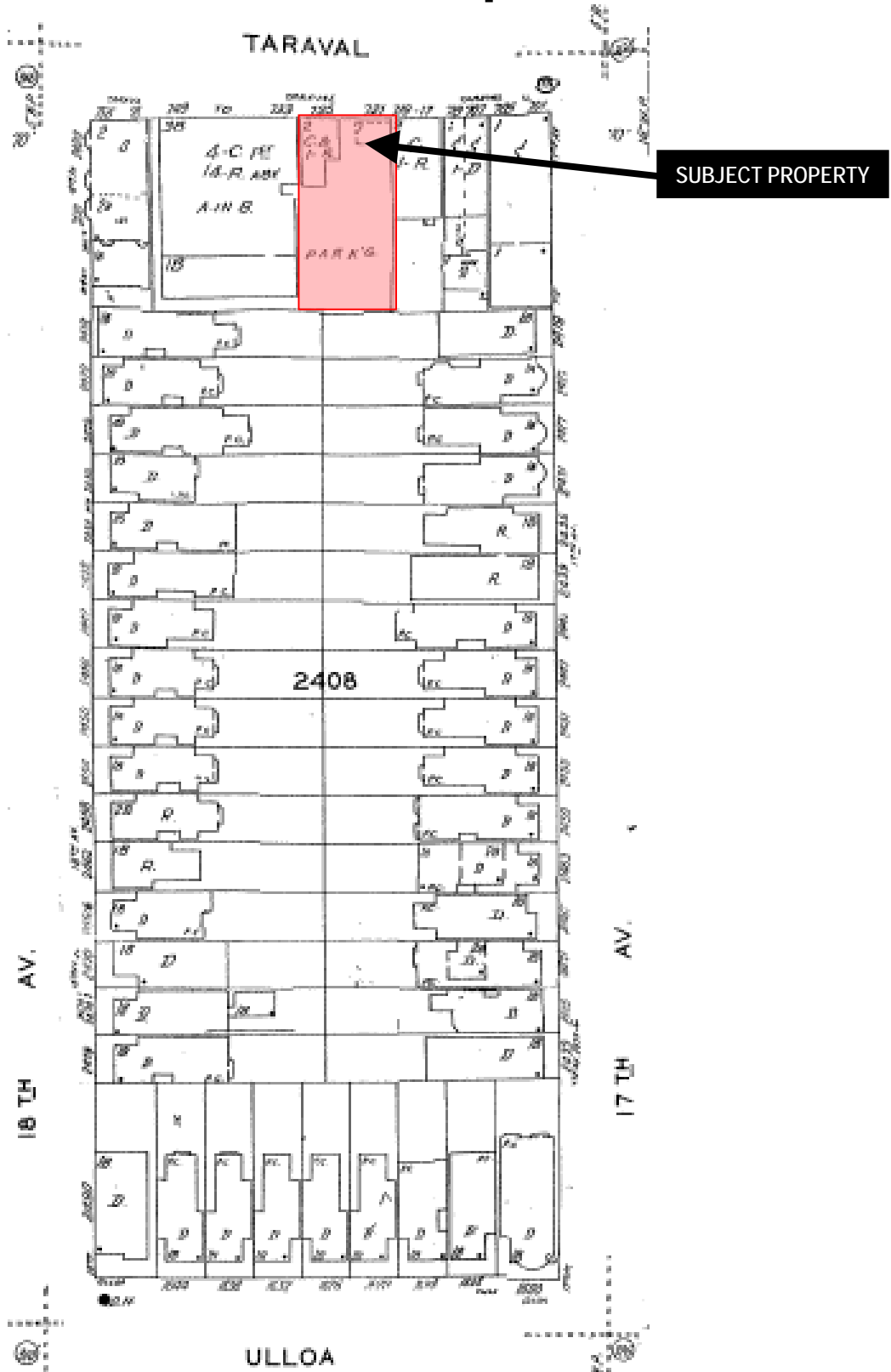


SUBJECT PROPERTY



CONDITIONAL USE  
 T-Mobile WTS Facility  
 Case Number 2009.0531 C  
 725 Taraval Street

# Sanborn Map

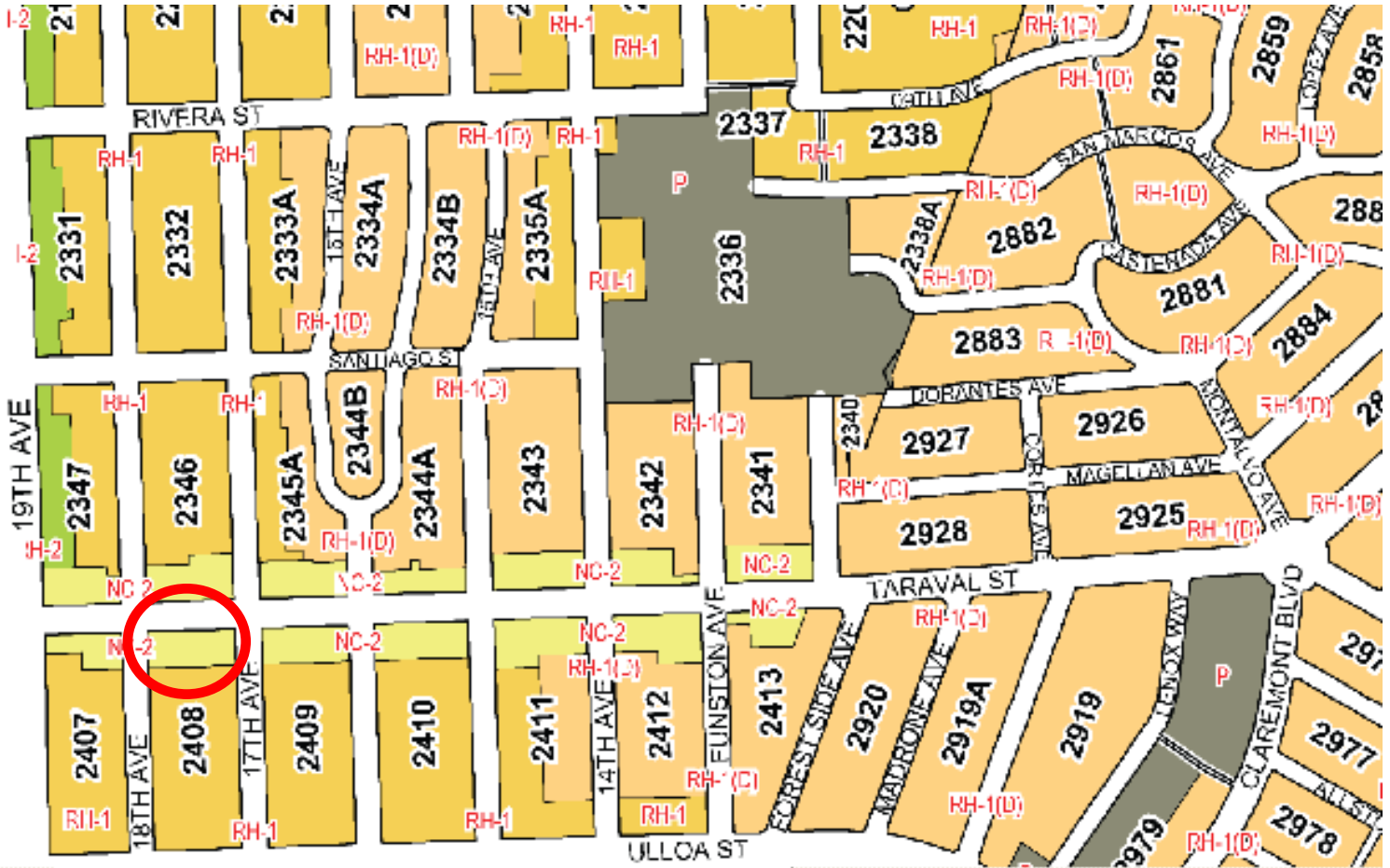


*\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



CONDITIONAL USE  
T-Mobile WTS Facility  
Case Number 2009.0531 C  
725 Taraval Street

# Zoning Map



## ZONING USE DISTRICTS

### RESIDENTIAL, HOUSE DISTRICTS

RH-1(D) RH-1 RH-1(S) RH-2 RH-3

### 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  
T-Mobile WTS Facility  
Case Number 2009.0531 C  
725 Taraval Street

# Aerial Photos

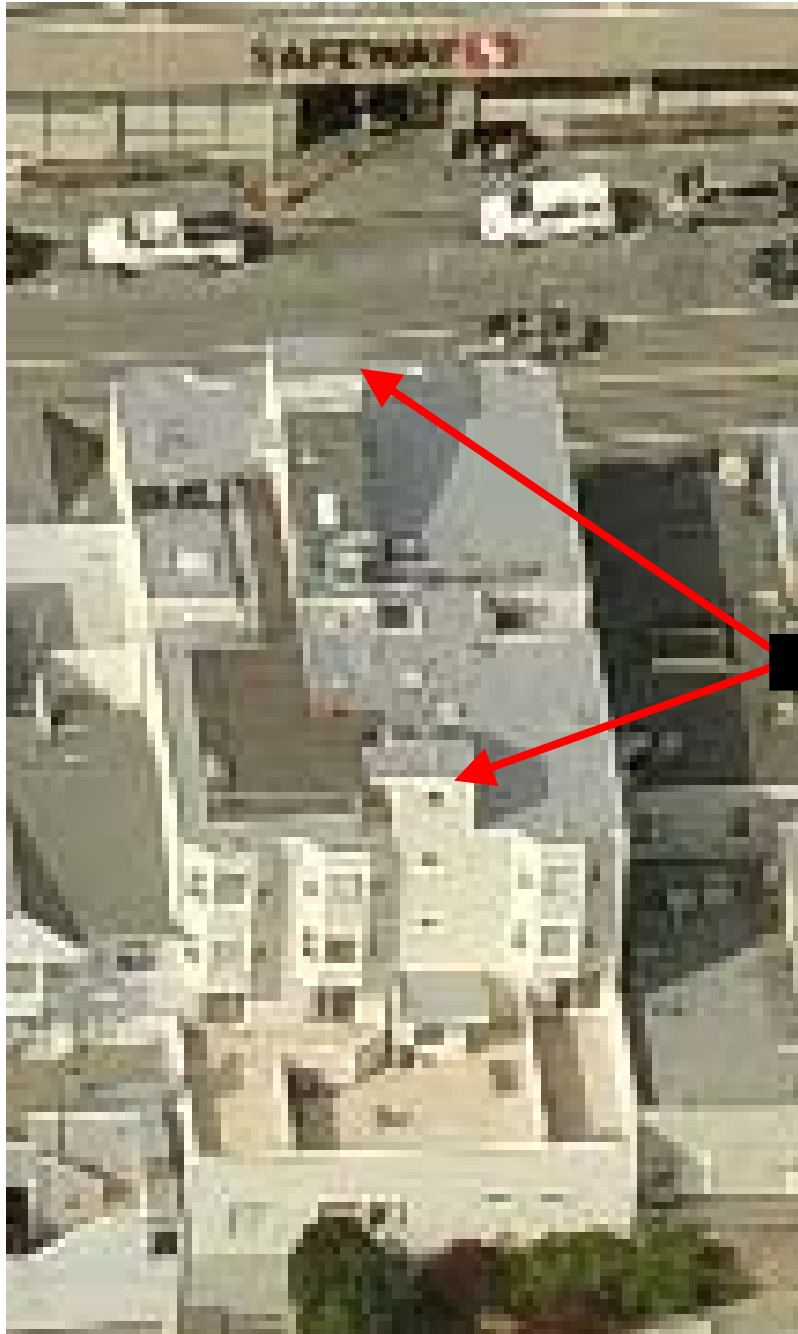


**SUBJECT PROPERTY**



CONDITIONAL USE  
T-Mobile WTS Facility  
Case Number 2009.0531 C  
725 Taraval Street

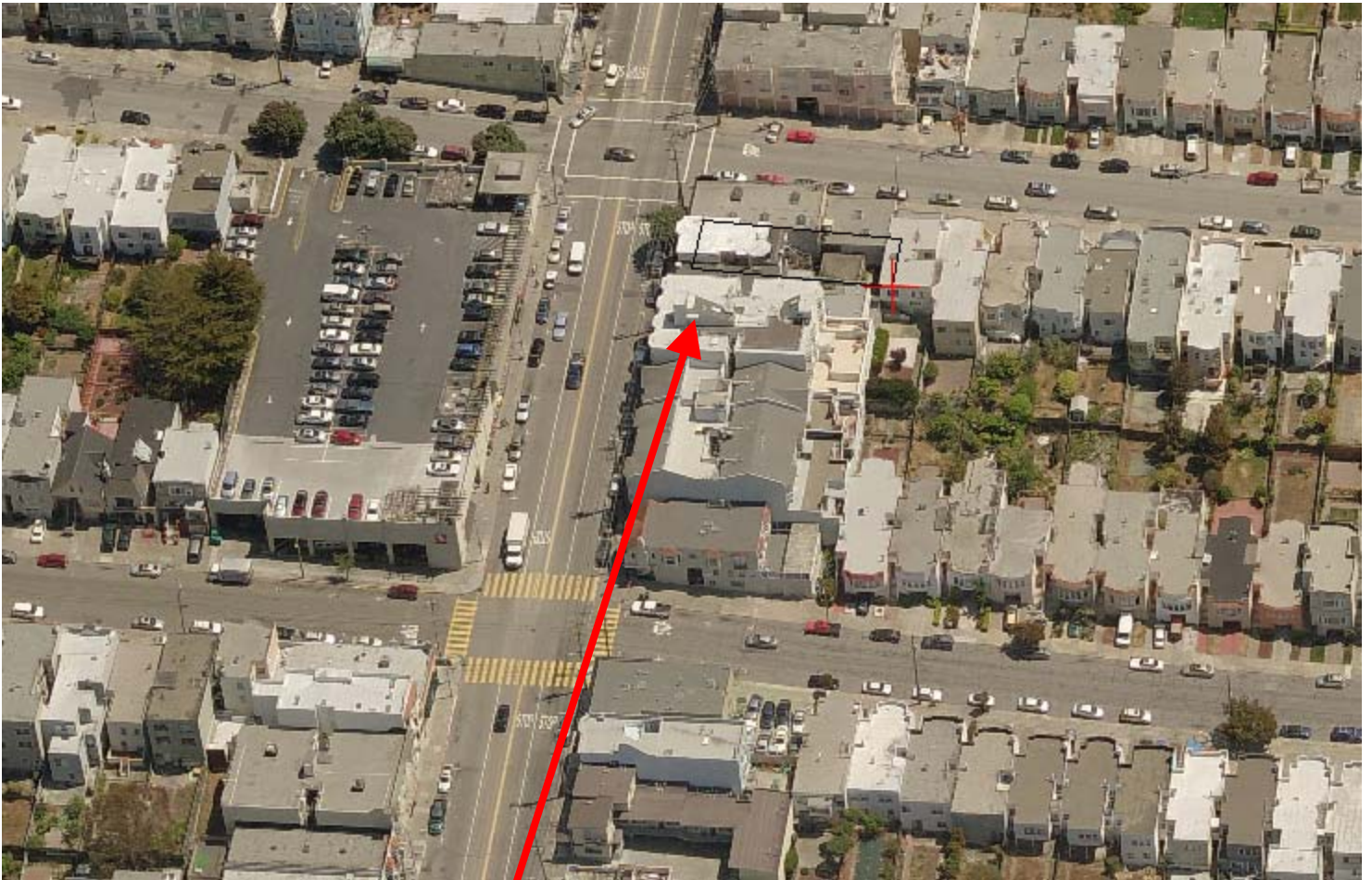
# Aerial Photos



CONDITIONAL USE  
T-Mobile WTS Facility  
Case Number 2009.0531 C  
725 Taraval Street



# Aerial Photos



**SUBJECT PROPERTY**



CONDITIONAL USE  
T-Mobile WTS Facility  
Case Number 2009.0531 C  
725 Taraval Street

# Aerial Photos



**SUBJECT PROPERTY**



CONDITIONAL USE  
T-Mobile WTS Facility  
Case Number 2009.0531 C  
725 Taraval Street

# Aerial Photos



SUBJECT PROPERTY



CONDITIONAL USE  
T-Mobile WTS Facility  
Case Number 2009.0531 C  
725 Taraval Street

# Context Photos

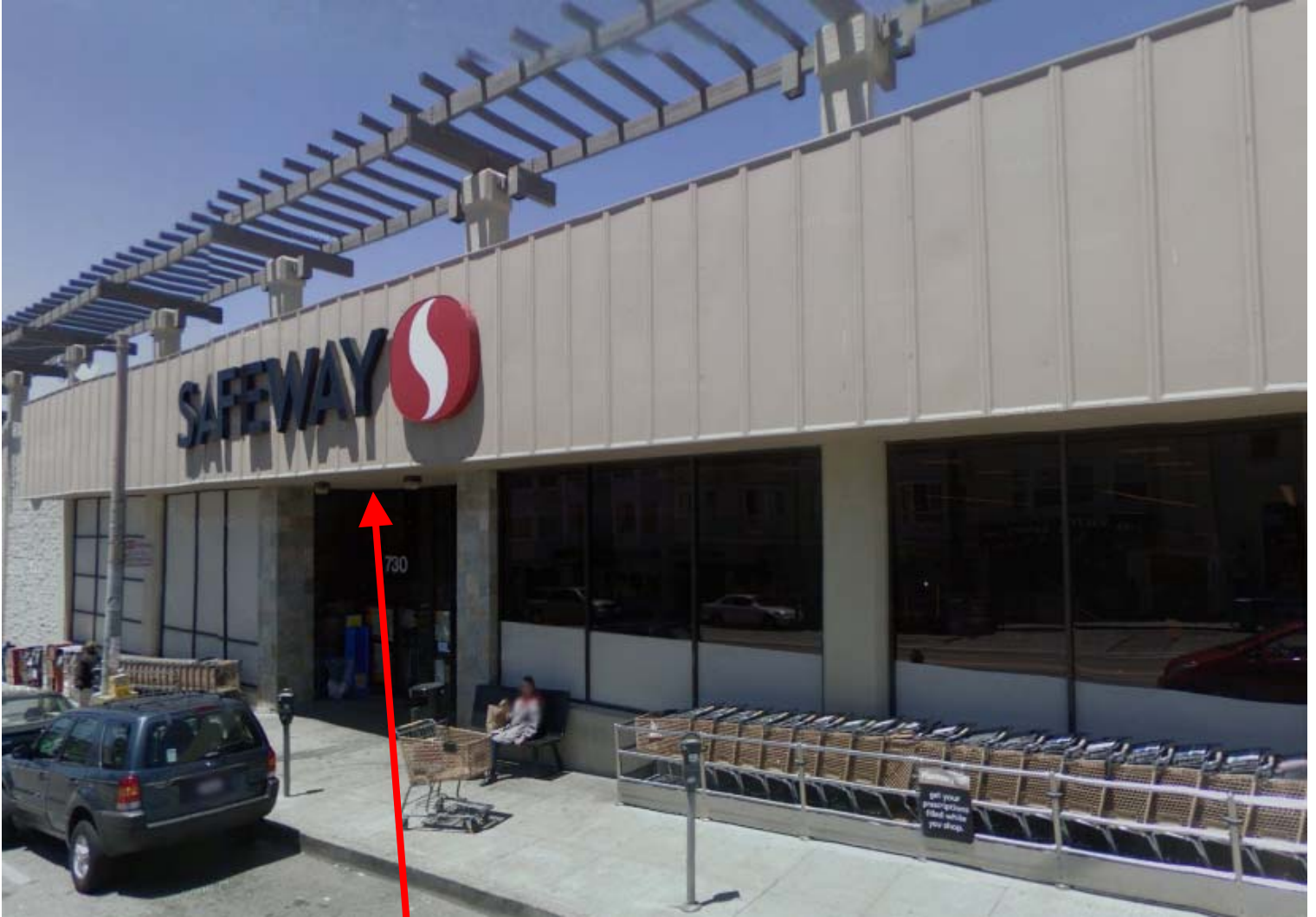


SUBJECT PROPERTY



CONDITIONAL USE  
T-Mobile WTS Facility  
Case Number 2009.0531 C  
725 Taraval Street

# Context Photos



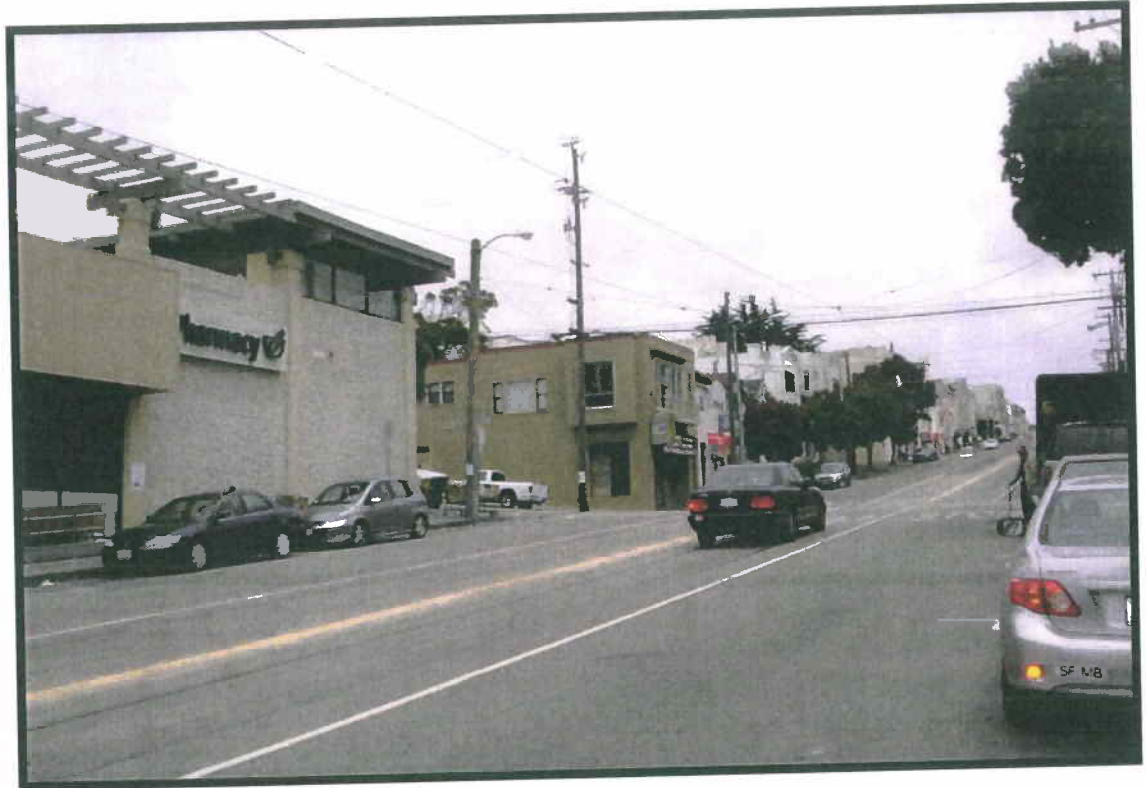
ACROSS THE STREET  
FROM SUBJECT  
PROPERTY



CONDITIONAL USE  
T-Mobile WTS Facility  
Case Number 2009.0531 C  
725 Taraval Street

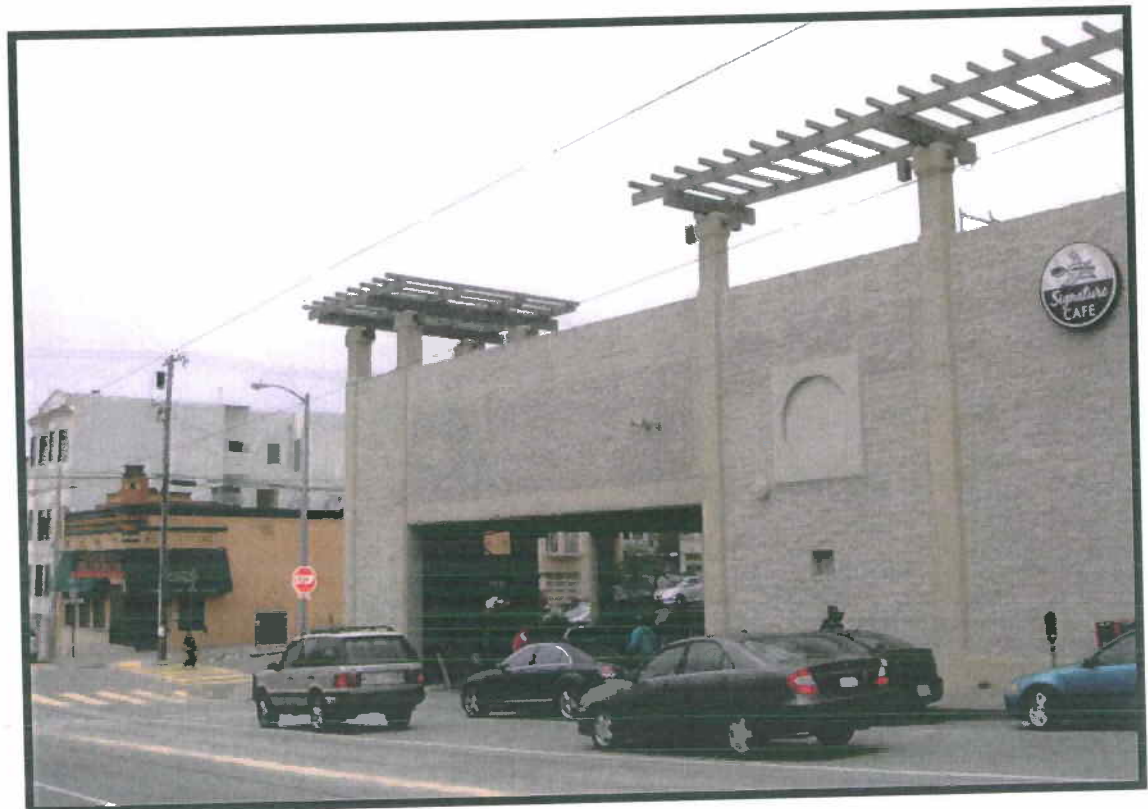
**SF53306 Tom Building (725 Taraval) Site Locale Photographs**

**Safeway store across street, approximate height 35 feet w/ trellis.**



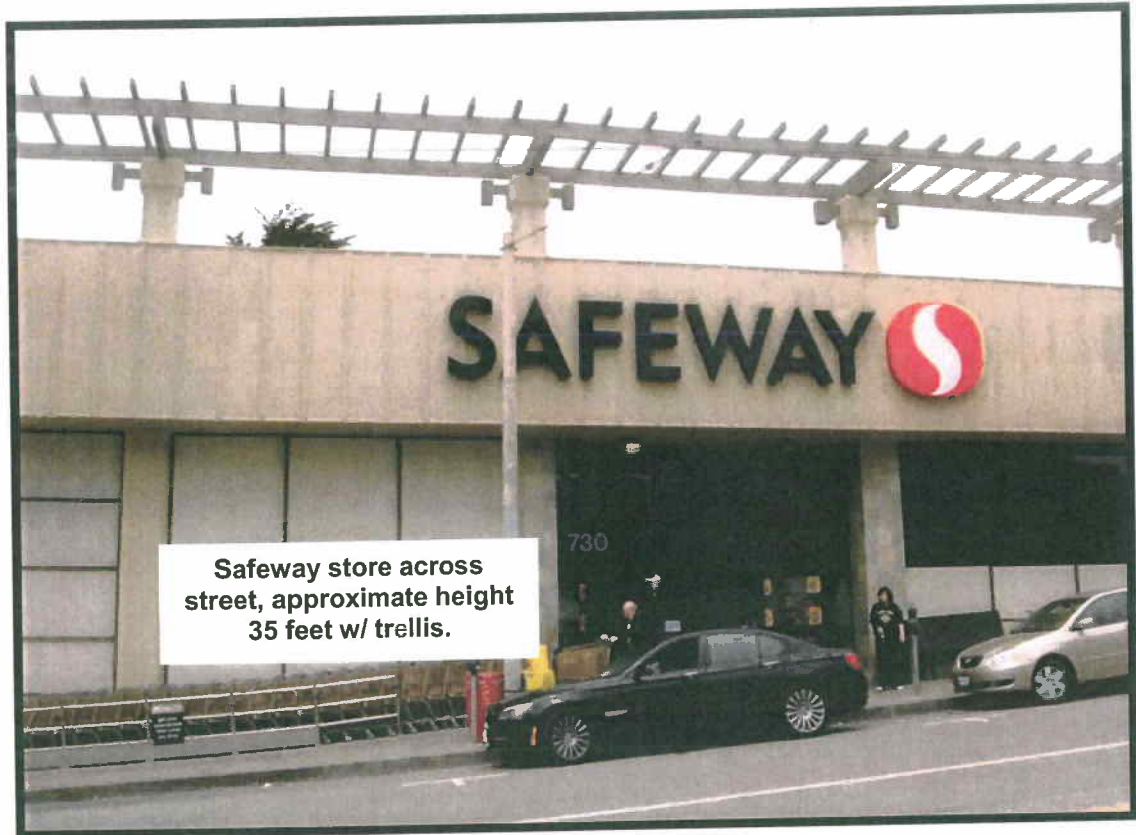
**Taraval Avenue Viewing Eastward from front of Project Site.**

**Neighboring restaurant and stores, approx. height 15 – 30 feet.**



**Taraval Avenue Viewing Northwesterly from front of Project Site.**

SF53306 Tom Building (725 Taraval) Site Locale Photographs



Taraval Avenue Viewing North directly across the street from Project Site.



Viewing Southeasterly direction from Taraval Avenue, opposite Project Site.

**SF53306 Tom Building (725 Taraval) Site Locale Photographs**



**Viewing Southerly Toward Project Site from Opposite Side of Taraval.**

**Project building height 55'**



**Viewing Southwesterly direction from Taraval Avenue, Opposite Project Site.**



T-Mobile, Tom Building, 725 Taraval Street

T-Mobile Site ID No. SF53306

Block: 2408 Lot No. 055

### **Alternate Site Analysis**

The T-Mobile Radio Frequency Engineering Team researched and pursued six other potential candidate sites and a number of utility poles prior to selecting the subject candidate. Other candidate sites evaluated were as follows:

600 Vicente Street: Catholic Church. Landlord expressed that they were not interested in such a project.

631 Taraval Street building: Mixed Use Bldg. Radio Frequency Engineering Team determined that this site would not meet the intended coverage objective in the coverage ring.

645 Taraval Street building: Mixed Use Bldg. Radio Frequency Engineering Team determined that this site would not meet the intended coverage objective in the coverage ring.

810 Taraval Street building: Mixed Use Bldg. The landlord never responded to numerous queries.

2392 - 16th Avenue (16th & Taraval): Mixed Use Bldg. The landlord never responded to numerous queries.

Safeway Market rooftop (across from A candidate): Grocery Store. The T-Mobile Radio Frequency Engineering Team determined that the rooftop did not provide enough elevation to successfully provide a signal to surrounding neighborhood as the signal would ricochet off of neighboring taller buildings.

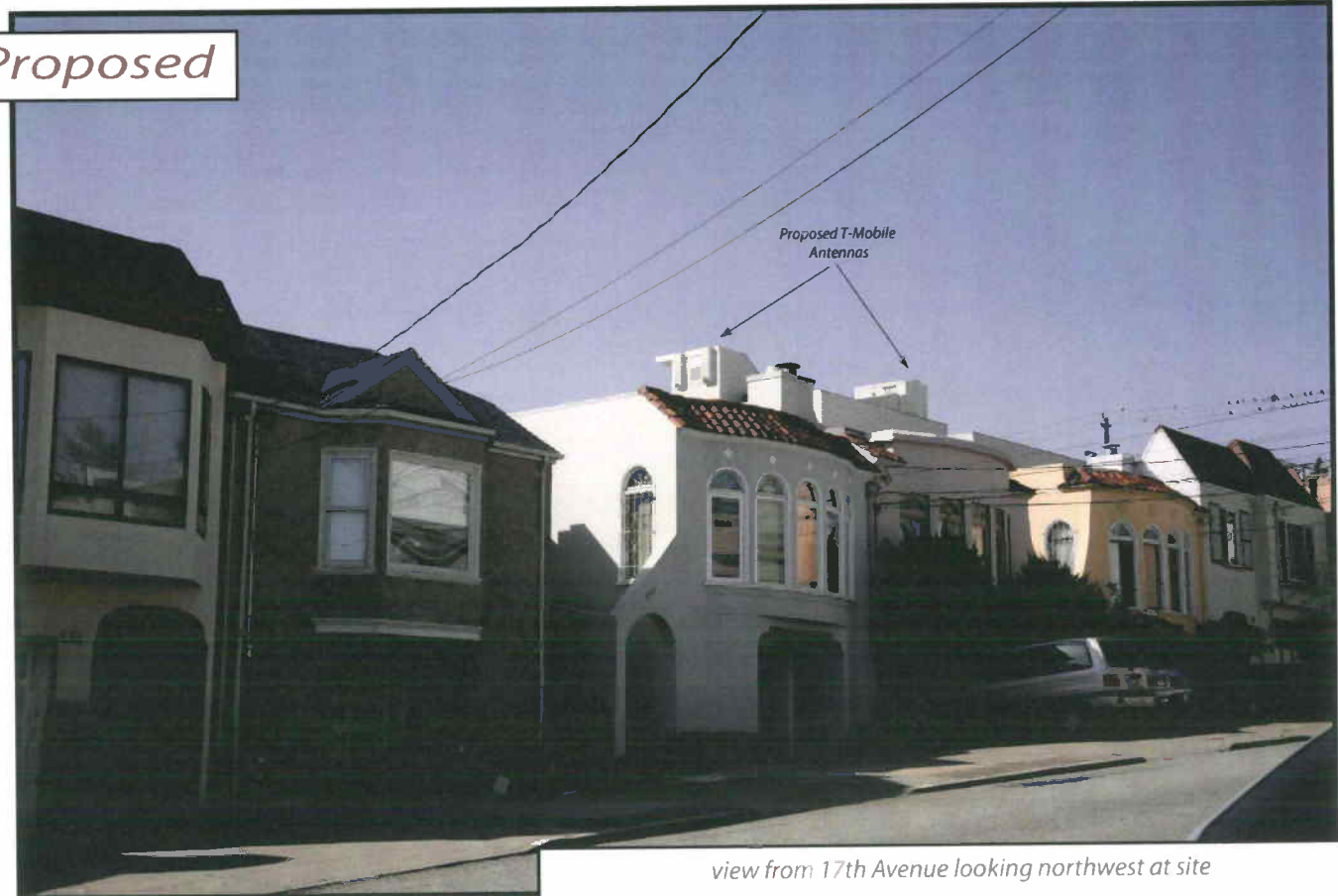
In addition, numerous utility pole mountings were evaluated, however, none of them would have provided sufficient coverage within the intended coverage area according to the T-Mobile Radio Frequency Engineering Team.

There is one existing macro facility and five small existing micro facilities in the vicinity of the proposed project; however, none of them provide adequate coverage to the target coverage area.

Existing



Proposed

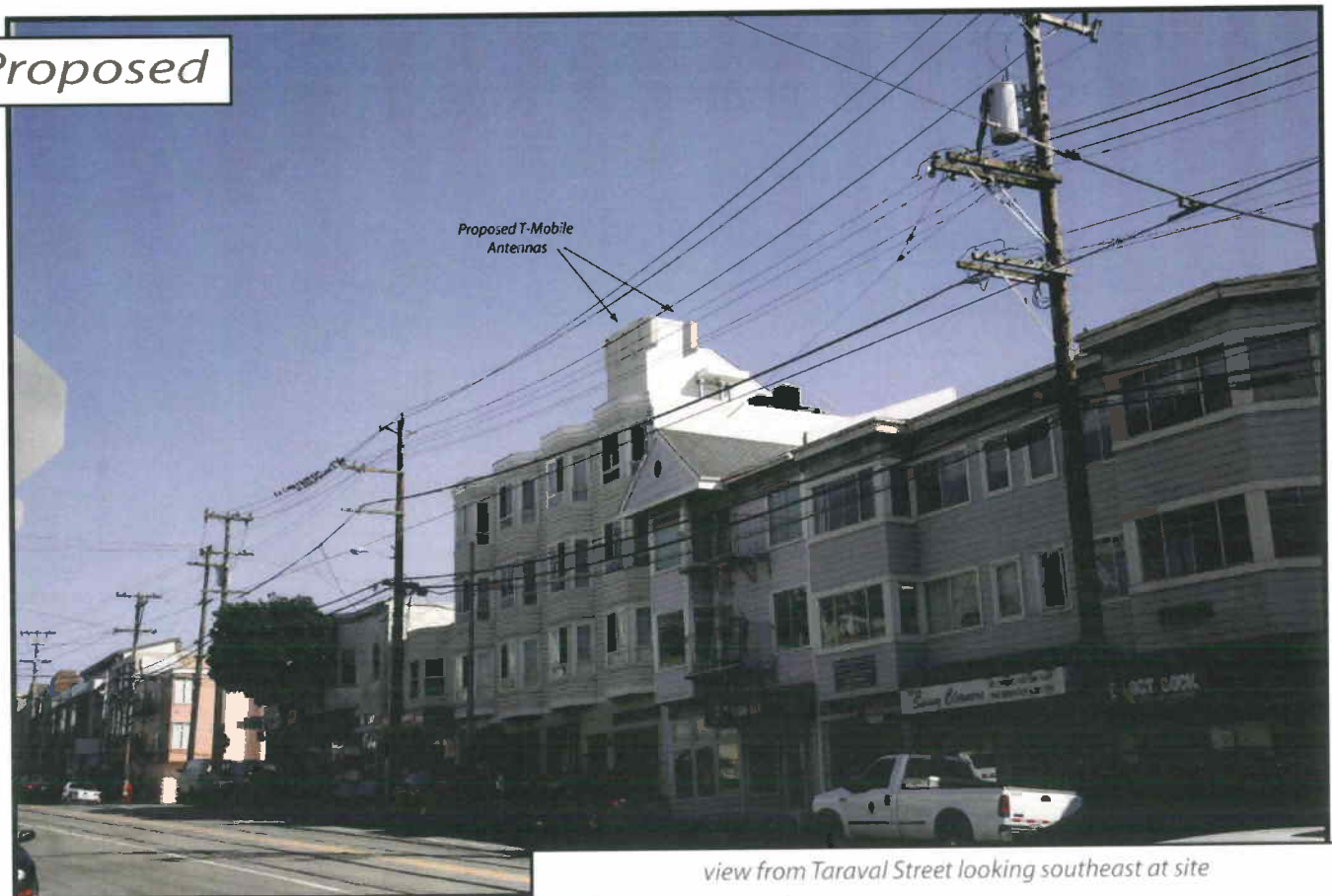


view from 17th Avenue looking northwest at site

*Existing*



*Proposed*



Proposed T-Mobile  
Antennas

view from Taraval Street looking southeast at site

**T-Mobile • Proposed Base Station (Site No. SF53306A “Tom Building”)  
725 Taraval 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 T-Mobile, a personal wireless telecommunications carrier, to evaluate the base station (Site No. SF53306A “Tom Building”) proposed to be located at 725 Taraval Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

**Background**

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

<u>Personal Wireless Service</u>	<u>Approx. Frequency</u>	<u>Occupational Limit</u>	<u>Public Limit</u>
Broadband Radio (“BRS”)	2,600 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
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 during normal business hours by Mr. Robert W. Hammett, a qualified employee of Hammett & Edison, Inc., on June 18, 2009, a non-holiday weekday, and reference has been made to zoning drawings by StreamLine Engineering, dated June 4, 2009, and to additional information provided by T-Mobile.

**Checklist**

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

There were observed no other wireless telecommunications base stations installed nearby. Existing RF levels at ground near the site measured less than 1% of the most restrictive public limit.

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

No WTS facilities or other communications 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 observed no other WTS facilities within 100 feet of the proposed site.

**T-Mobile • Proposed Base Station (Site No. SF53306A “Tom Building”)  
725 Taraval 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.**

T-Mobile proposes to mount eight RFS Model APX16DWV-16DWV-S-E-A20 directional panel antennas on the stairwell and elevator equipment penthouses above the roof of the four-story mixed-use building located at 735 Taraval Street in San Francisco. The antennas would be mounted in pairs and would be oriented towards 10°T, 90°T, and 270°T at an effective height of about 53 feet above ground, 12 feet above the roof, and towards 170°T at an effective height of about 47 feet above ground, 34 feet above the lower roof. The maximum effective radiated power in any direction would be 1,170 watts, representing the simultaneous operation of two channels at 585 watts each.

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

The maximum power rating of the proposed T-Mobile transmitters is 22 watts per channel. The transmitters may operate at a power below their maximum rating, such that the 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 proposed by T-Mobile in any direction would be 1,170 watts, representing simultaneous operation of two channels at 585 watts each.

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

The drawings show the proposed antennas to be installed as described in Item 4 above.

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

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed T-Mobile operation by itself is calculated to be 0.0038 mW/cm<sup>2</sup>, which is 0.38% of the applicable public exposure limit. The maximum calculated cumulative level of RF exposure at any nearby building is calculated to be 1.5% of the applicable public limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend less than 6 feet in front of the T-Mobile antenna; this does not reach any publicly accessible areas.

**9. Describe proposed signage at site.**

Due to their mounting locations, the T-Mobile antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, no access within 2 feet in front of the T-Mobile antennas themselves, such as might occur during building maintenance activities, should be

**T-Mobile • Proposed Base Station (Site No. SF53306A "Tom Building")  
725 Taraval Street • San Francisco, California**

allowed while the site is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory warning signs\* at the roof access doors and at the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

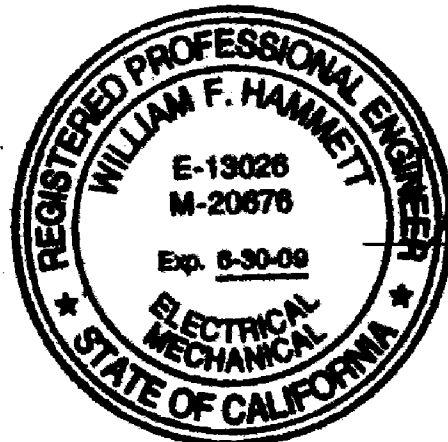
*10. Statement of authorship.*

The undersigned author of this statement is a qualified Professional Engineer, holding California 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 proposed T-Mobile base station operation at 725 Taraval Street in San Francisco will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment.

June 18, 2009



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

\* Warning signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.



**Review of Cellular Antenna Site Proposals**

**Project Sponsor:** T-Mobile **Planner:** Elizabeth Watty

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

**Project Address/Location:** 725 Taraval Street. (#SF53306A)

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 currently no existing wireless telecommunications facilities located at this site. T-Mobile proposes to install eight RFS Model APX16DWV-16DWV-S-E-A20 antennas. The antennas would be mounted approximately 53 feet above ground level. The estimated ambient RF field from the proposed T-Mobile transmitters at ground level is calculated to be 0.0038 mW/sq. cm., which is .38% of the FCC public exposure limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is expected to extend 6 feet and is not expected to be exceeded at any publicly accessible areas. Warning signs shall be placed in front of the antennas. Warning signs must be in English, Spanish and Chinese. Worker should not have access within 2 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 \_\_\_\_\_ Date August 21, 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





...T...Mobile.



# Coverage Maps

**SF53306A**

**Tom Building**

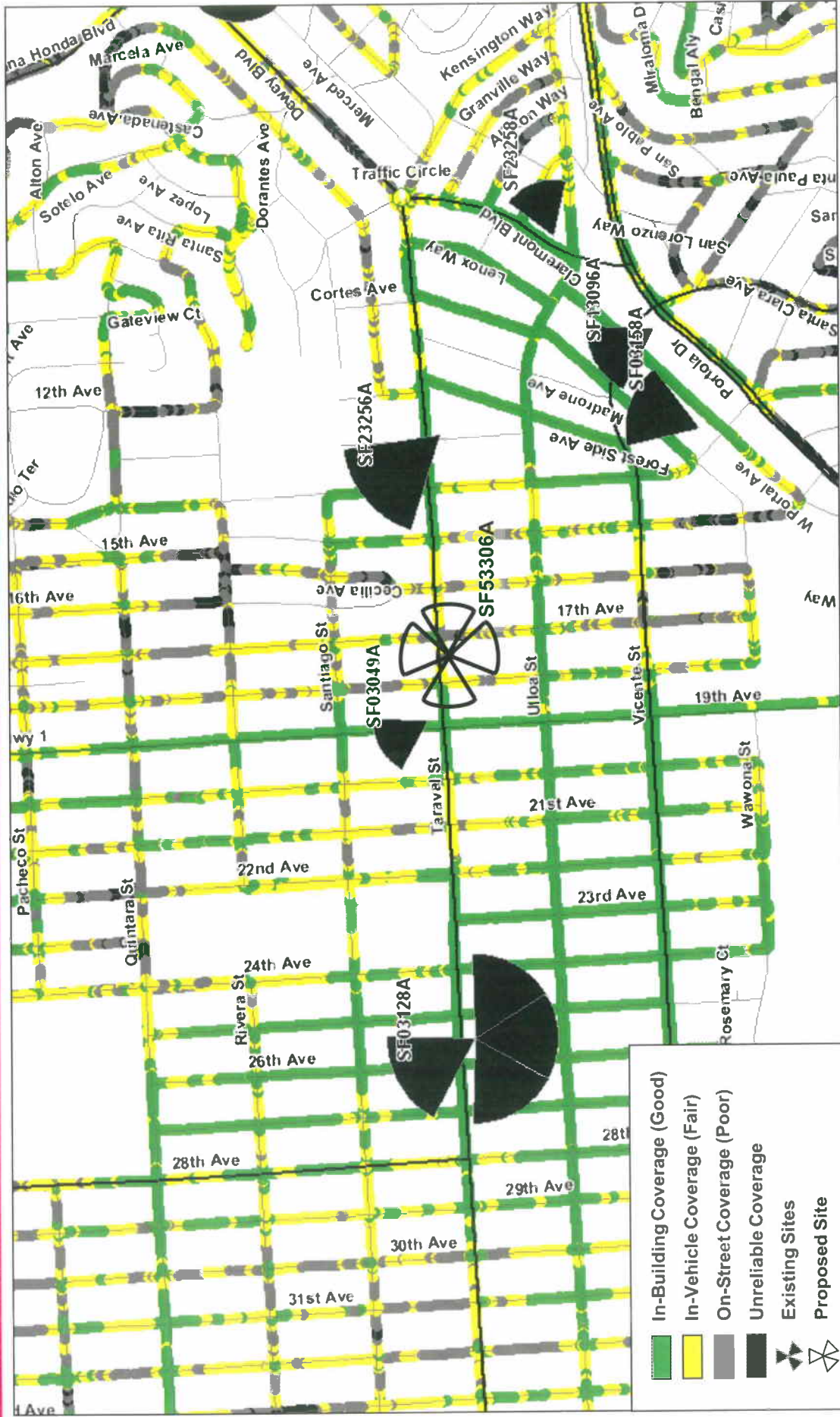
725 Taraval St, San Francisco, CA

**ROCKSOLID**  
COVERAGE





# ...T...Mobile... Existing Coverage

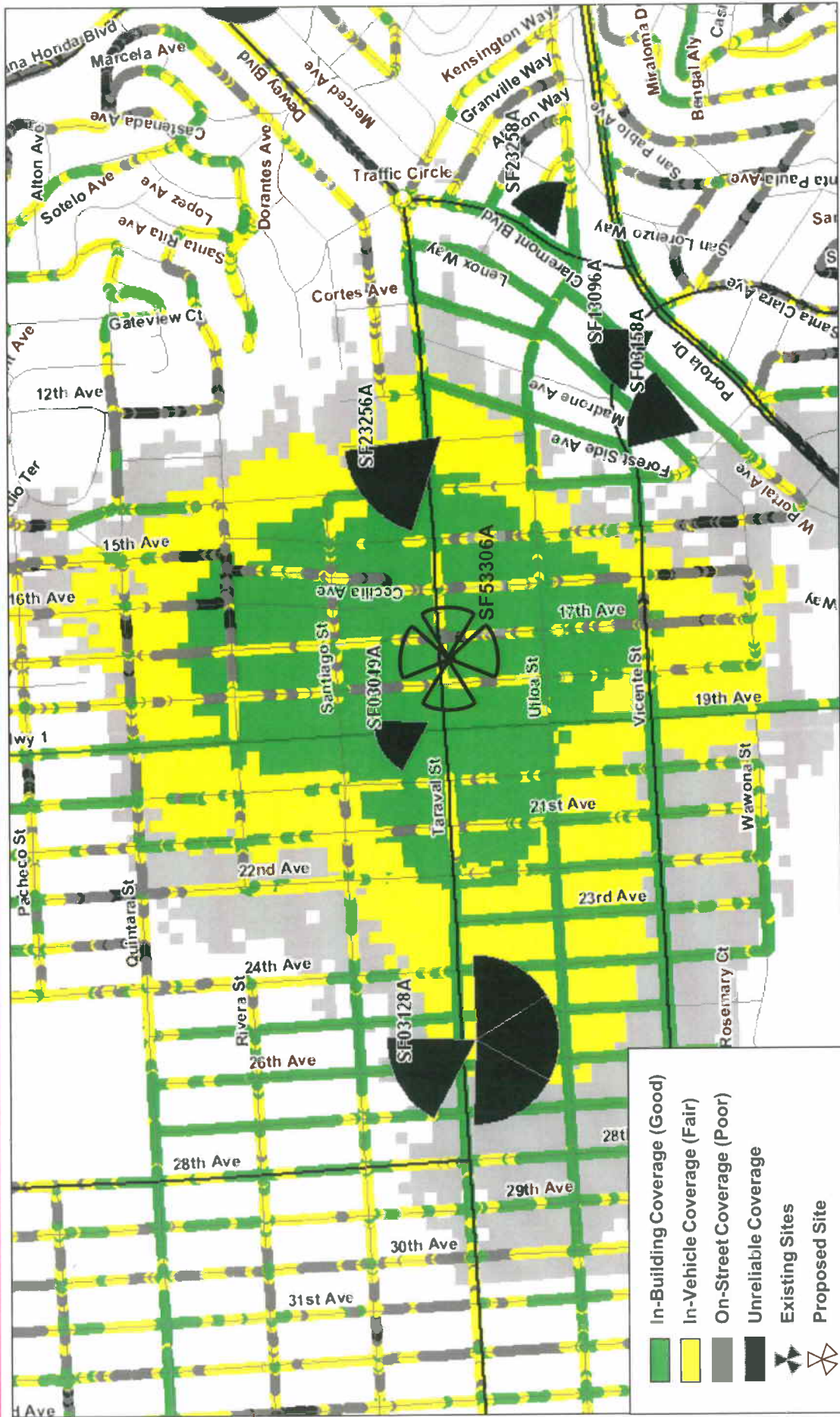


	In-Building Coverage (Good)
	In-Vehicle Coverage (Fair)
	On-Street Coverage (Poor)
	Unreliable Coverage
	Existing Sites
	Proposed Site

**ROCKSOLID**  
COVERAGE



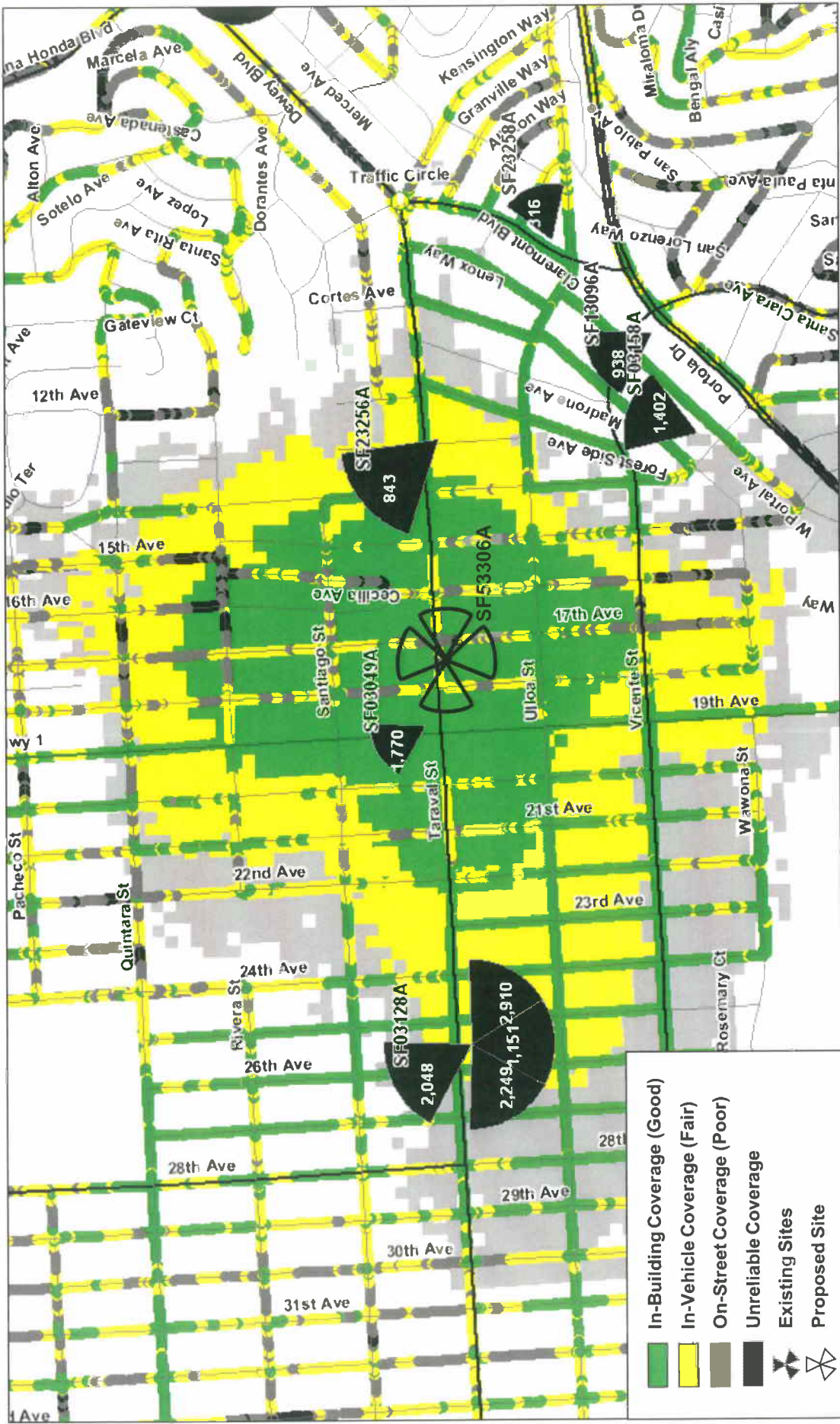
# ...T... Mobile - Coverage with Proposed Site



**ROCKSOLID**  
COVERAGE



# T-Mobile - Average # Daily Calls

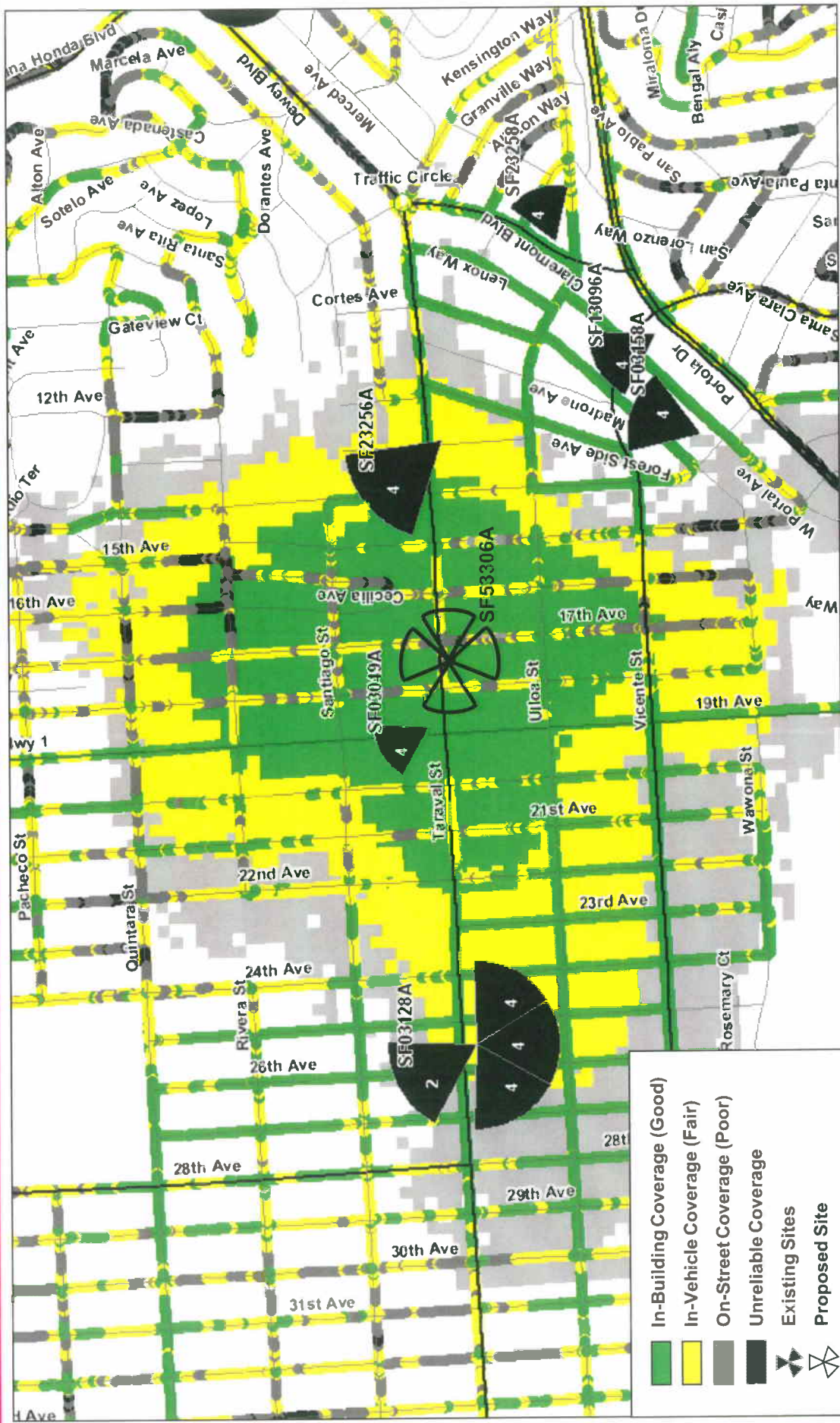


	In-Building Coverage (Good)
	In-Vehicle Coverage (Fair)
	On-Street Coverage (Poor)
	Unreliable Coverage
	Existing Sites
	Proposed Site

**ROCKSOLID**  
COVERAGE



# ...T...Mobile- Capacity (# Radios)

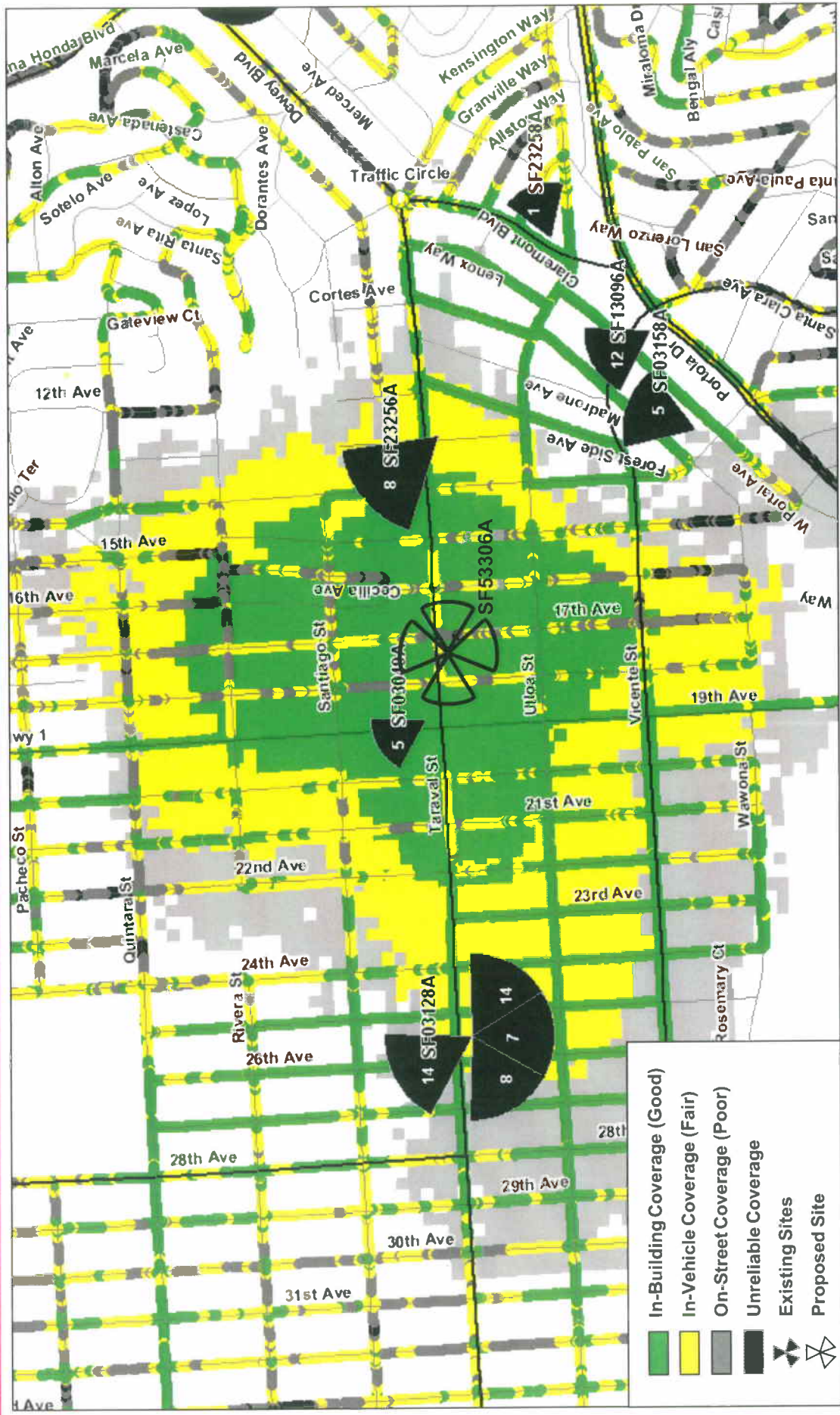


	In-Building Coverage (Good)
	In-Vehicle Coverage (Fair)
	On-Street Coverage (Poor)
	Unreliable Coverage
	Existing Sites
	Proposed Site

**ROCKSOLID**  
COVERAGE



# T-Mobile - Dropped Calls

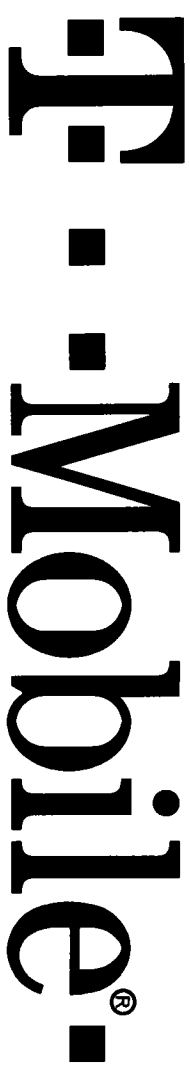


	In-Building Coverage (Good)
	In-Vehicle Coverage (Fair)
	On-Street Coverage (Poor)
	Unreliable Coverage
	Existing Sites
	Proposed Site

**ROCKSOLID**  
COVERAGE



T-MOBILE WEST CORPORATION



1855 GATEWAY BLVD 9TH FLOOR  
CONCORD, CA 94520

TOM BUILDING

SF53306

TOM BUILDING

SF53306  
725 TARAVAL STREET  
SAN FRANCISCO, CA 94116

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	05-11-09	20 90%	
	05-04-09	20 100%	
▲	11-13-09	20 100%	PC

DRAWN BY: C. CODY

CHECKED BY: S. ARMITAGE

APPROVED BY: B. McCOMB

DATE: 11/13/09

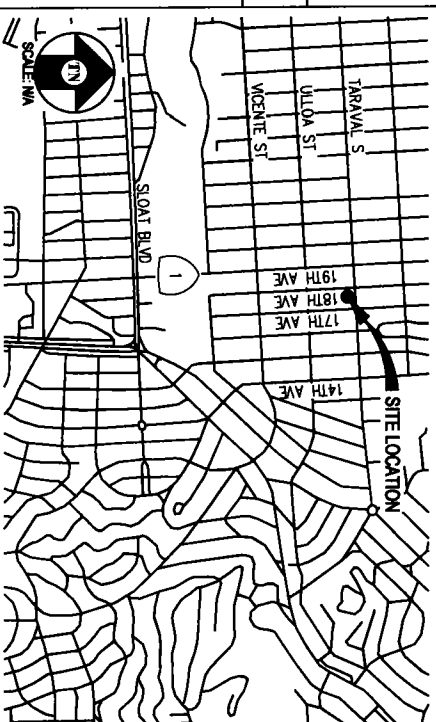
PROJECT DESCRIPTION

A (P) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF (4) (P) BTS CABINETS & (8) (P) ANTENNAS INSTALLED W/ FRP BUNDERS PAINTED & TEXTURED TO MATCH (E) BUILDING.

PROJECT INFORMATION

SITE NAME:	TOM BUILDING	SITE #:	SF53306
COUNTY:	SAN FRANCISCO	JURISDICTION:	CITY OF SAN FRANCISCO
APN:	2408-055	POWER:	PG&E
SITE ADDRESS:	725 TARAVAL STREET SAN FRANCISCO, CA 94116	TELEPHONE:	AT&T
CURRENT ZONING:	NC-2		
CONSTRUCTION TYPE:	IV		
OCCUPANCY TYPE:	U		
PROPERTY OWNER:	PHILIP J & MARY N TOM 111 26TH AVE SAN FRANCISCO, CA 94121 ATTN: GERALD TOM (415) 746-0224		
APPLICANT:	T-MOBILE 1855 GATEWAY BLVD, CONCORD, CA 94520-3200		
LEASING CONTACT:	ATTN: BILL WALTON (415) 200-9819		
ZONING CONTACT:	ATTN: JOE CAMICIA (415) 722-1183		
CONSTRUCTION CONTACT:	ATTN: RON MAX (707) 353-6379		
LATITUDE:	N 37° 44' 34.49" NAD 83		
LONGITUDE:	W 122° 28' 28.52" NAD 83		
ANSL:	363.5		

VICINITY MAP



DRIVING DIRECTIONS

FROM: 1855 GATEWAY BLVD, CONCORD, CA 94520-3200  
TO: 725 TARAVAL STREET, SAN FRANCISCO, CA 94116

- 1: START OUT GOING SOUTHEAST ON GATEWAY BLVD. 0.0 MI
  - 2: TURN SLIGHT RIGHT ONTO CLAYTON RD. 0.3 MI
  - 3: MERGE ONTO CA-242 S. 1.0 MI
  - 4: MERGE ONTO I-880 S VIA THE EXIT ON THE LEFT TOWARD OAKLAND/SAN JOSE. 3.5 MI
  - 5: MERGE ONTO CA-24 W TOWARD OAKLAND/LAFAYETTE. 13.6 MI
  - 6: MERGE ONTO I-580 W TOWARD SAN FRANCISCO. 1.5 MI
  - 7: MERGE ONTO I-80 W VIA THE EXIT ON THE LEFT TOWARD SAN FRANCISCO (PORTIONS TOLL). 8.5 MI
  - 8: I-80 W BECOMES US-101 S. 2.0 MI
  - 9: MERGE ONTO I-280 S TOWARD DALY CITY. 3.5 MI
  - 10: MERGE ONTO SAN JOSE AVE TOWARD CA-82 N/MISSION STREET/CA-1 N. 0.2 MI
  - 11: TURN SLIGHT RIGHT ONTO SAGAMORE ST. 0.4 MI
  - 12: TURN SLIGHT RIGHT ONTO BROTHERHOOD WAY. 0.4 MI
  - 13: MERGE ONTO JUNIPERO SERRA BLVD/CA-1 N. 0.4 MI
  - 14: TURN SLIGHT LEFT ONTO 19TH AVE/CA-1 N. 1.8 MI
  - 15: TURN RIGHT ONTO TARAVAL ST. 0.1 MI
  - 16: END AT 725 TARAVAL ST SAN FRANCISCO, CA 94116-2554
- ESTIMATED TIME: 46 MINUTES ESTIMATED DISTANCE: 37.25 MILES

CODE COMPLIANCE

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

1. 2007 CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
  2. 2007 CALIFORNIA BUILDING CODE
  3. 2007 CALIFORNIA ELECTRICAL CODE
  4. 2007 CALIFORNIA MECHANICAL CODE
  5. 2007 CALIFORNIA PLUMBING CODE
  6. 2007 CITY OF SAN FRANCISCO FIRE CODE
  7. LOCAL BUILDING CODES
  8. CITY/COUNTY ORDINANCES
  9. ANSI/ISA-TIA-222-F
- ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

HANDICAP REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, TITLE 24 PART 2, SECTION 11058.3.4.2, EXCEPTION 1

SHEET INDEX

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

APPROVAL

RF	
LEASING	
ZONING	
CONSTRUCTION	
T-MOBILE	

T-MOBILE WEST CORPORATION



1855 GATEWAY BLVD 9TH FLOOR  
CONCORD, CA 94520

**Streamline Engineering and Design, Inc.**

11768 Atwood Rd, Suite 20 Auburn, CA 95603  
Contact: Lary Houghtby Phone: 916-275-4180  
E-Mail: lary@streamlineeng.com Fax: 530-823-8783

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SHEET TITLE:

TITLE

SHEET NUMBER:

T-1

**T-Mobile**  
Stick Together.

PLANS PREPARED BY:

CONSULTING GROUP:

**CALVADA**

**SURVEYING, INC.**

411 Julia Ct., Suite 205, Corona, CA 92630  
Phone: 951-500-0880 Fax: 951-500-0746  
Tel Fax: 900-CALVADA www.calvada.com  
JOB NO. 08252

NO. DATE DESCRIPTION BY:  
05/04/09 PRELIMINARY AL

NO.	DATE	DESCRIPTION	BY:
05/04/09		PRELIMINARY	AL

SITE INFORMATION:

**TOM BUILDING**  
SF533306A  
725 TARAVAL STREET  
SAN FRANCISCO, CA 94118  
SAN FRANCISCO COUNTY

SEAL:

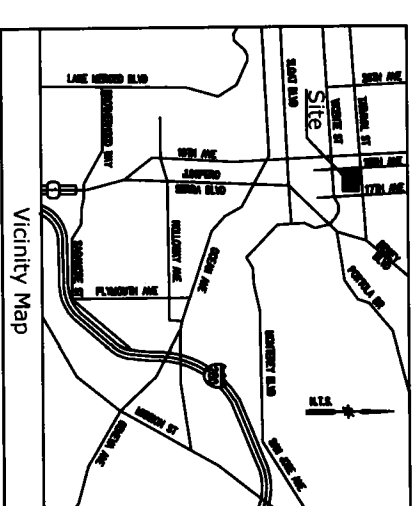
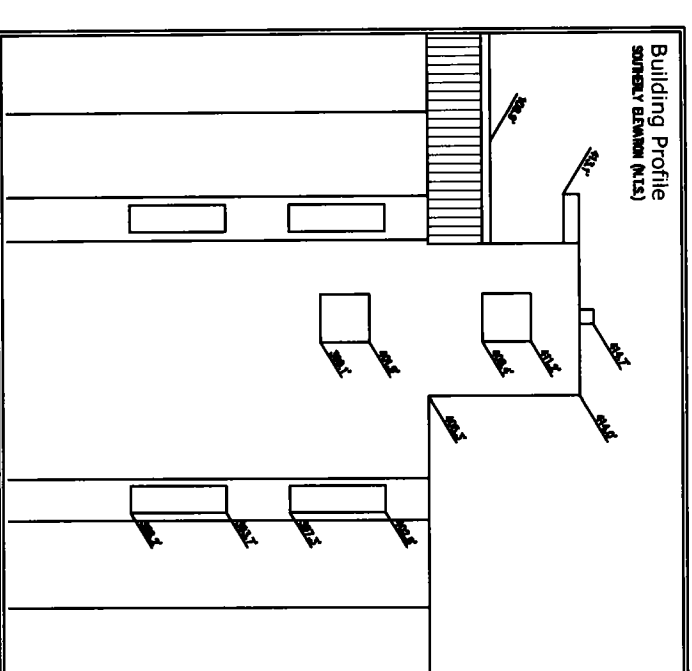
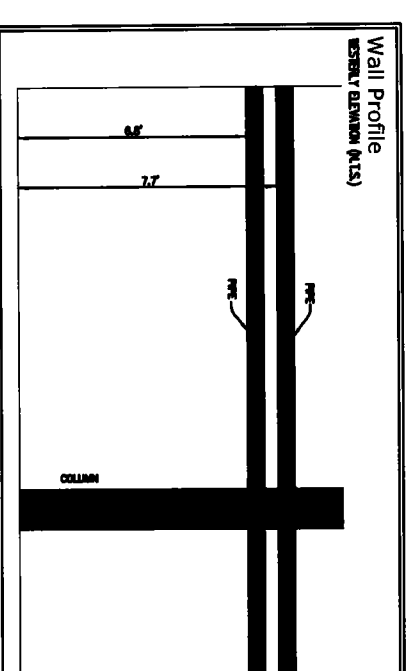
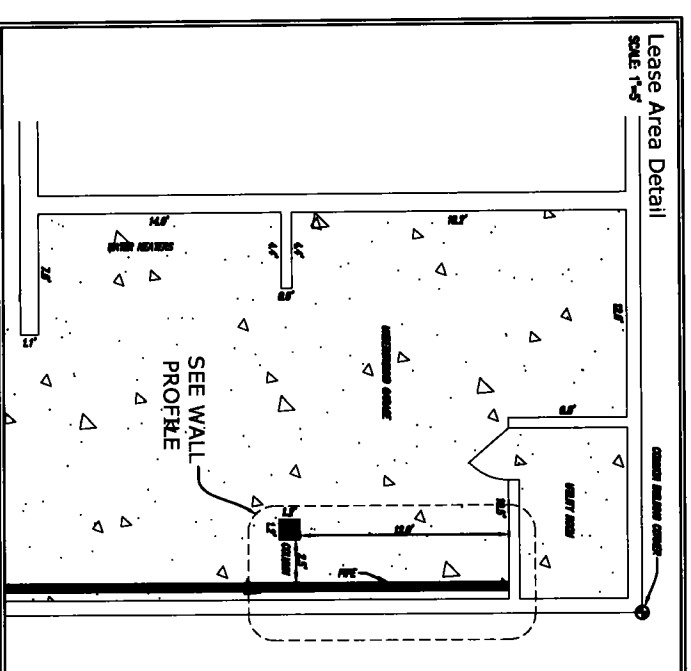
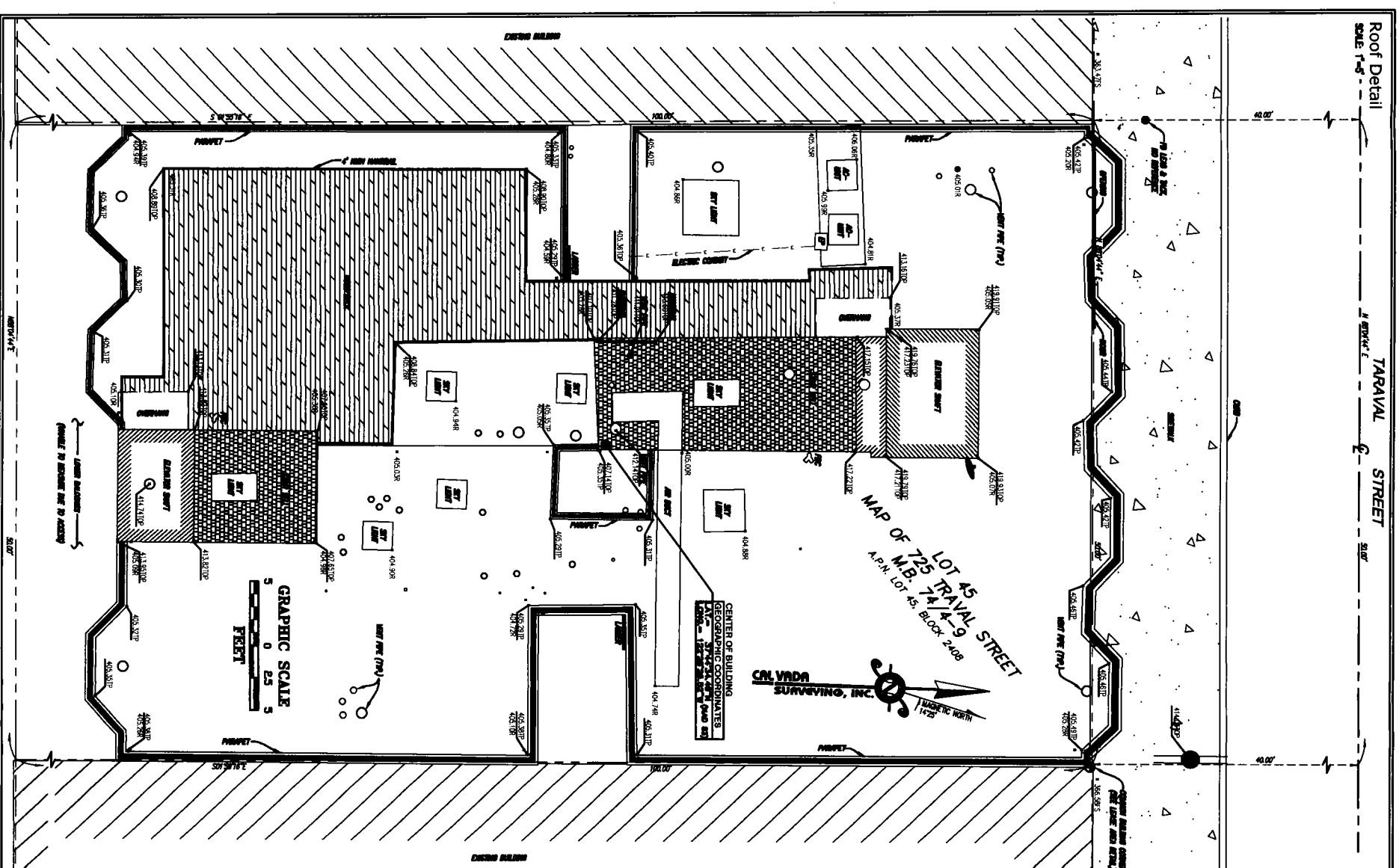
SHEET TITLE:

**TOPOGRAPHIC SURVEY**

SHEET NUMBER:

**LS-1**

SHEET 1 OF 1



**Title Report**  
THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.

**Legal Description**  
LOT 45 OF MAP OF 725 TARAVAL STREET, IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, CALIFORNIA, AS SHOWN IN THE SAN FRANCISCO COUNTY RECORDS, BOOK 17 OF MAPS, PAGE 100 OF SAN COUNTY.

**Assessor's Parcel No.**  
LOT 45, BLOCK 2408

**Easements**  
NOT AVAILABLE.

**Access Easement/Lease Area**  
TO BE DETERMINED

**Geographic Coordinates at Center of Building**  
NAD 83 DATA: LATITUDE: 37° 44' 34.47" N, LONGITUDE: 122° 29' 34.67" W  
ELEVATION = 583.0 FEET ABOVE SEAN SEA LEVEL (GDA83).

**CONVERSION:**  
THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ASSUMED TO BE IN THE NAD 83 DATUM. THE DATUM TRANSFORMATION FROM NAD 83 TO NAD 27 IS 1.3 FEET VERTICALLY. THE HORIZONTAL DATUM TRANSFORMATION IS 1.3 FEET OF THE HORIZONTAL DATUM TRANSFORMATION OF A SECOND. THE VERTICAL DATUM TRANSFORMATION IS 1.3 FEET OF THE VERTICAL DATUM TRANSFORMATION OF A SECOND. THE VERTICAL DATUM TRANSFORMATION IS 1.3 FEET OF THE VERTICAL DATUM TRANSFORMATION OF A SECOND.

**Basis of Bearings**  
THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 1.

**Bench Mark**  
THE CALIFORNIA STATE RESERVE MARK "5830", ELEVATION = 583.0 FEET (NAD 83).

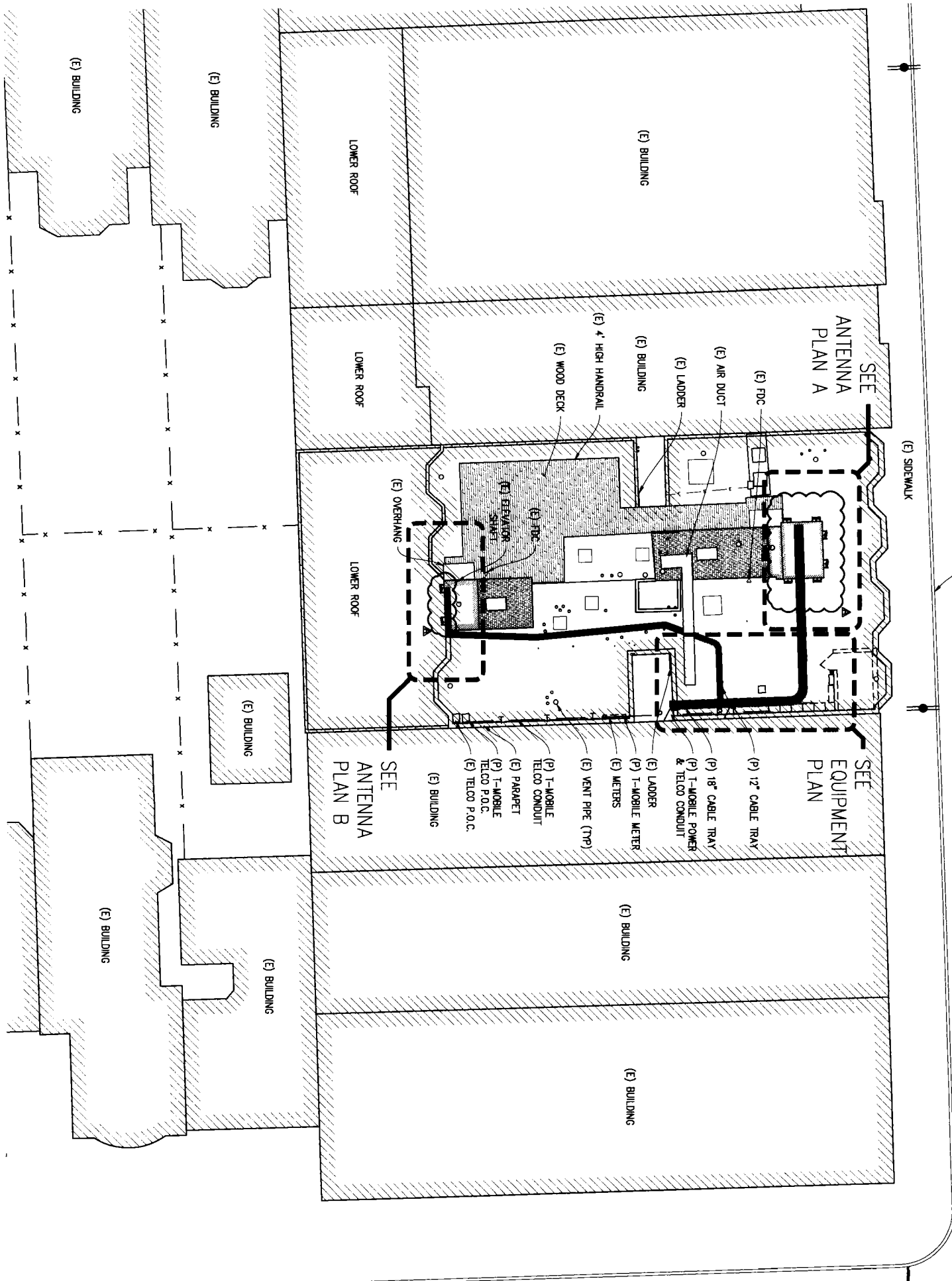
**Date of Survey**  
APRIL 28, 2009

**LEGEND**

7/8	PROPERTY SURVEY	LINE	THE BOUNDARY CONSTRUCTION
1/8	PROPERTY SURVEY	LINE	THE BOUNDARY CONSTRUCTION
1/16	PROPERTY SURVEY	LINE	THE BOUNDARY CONSTRUCTION
1/32	PROPERTY SURVEY	LINE	THE BOUNDARY CONSTRUCTION
1/64	PROPERTY SURVEY	LINE	THE BOUNDARY CONSTRUCTION
1/128	PROPERTY SURVEY	LINE	THE BOUNDARY CONSTRUCTION
1/256	PROPERTY SURVEY	LINE	THE BOUNDARY CONSTRUCTION
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TARAVAL STREET

17TH AVENUE



SITE PLAN  
1"=10'

**TOM BUILDING**  
SF533306  
725 TARAVAL STREET  
SAN FRANCISCO, CA 94116

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	05-11-09	ZD 90%	
	06-04-09	ZD 100%	
▲	11-13-09	ZD 100%	PC

DRAWN BY: C. COODY  
CHECKED BY: S. ARMSTRONG  
APPROVED BY: B. MCCOMB  
DATE: 11/13/09

**Streamline Engineering and Design Inc.**  
11768 Atwood Rd, Suite 20 Auburn, CA 95603  
Contact: Larry Houghtby Phone: 916-275-4180  
E-Mail: larry@streamlineeng.com Fax: 530-823-8783

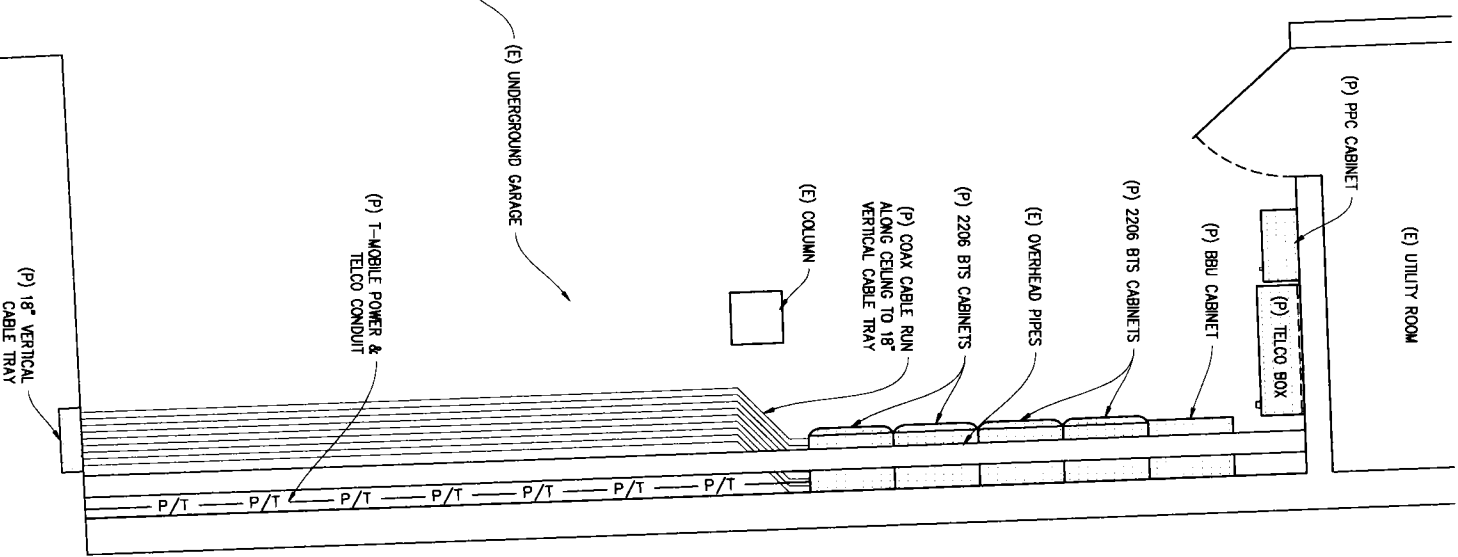
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T-MOBILE WEST CORPORATION  
**T-Mobile**  
1855 GATEWAY BLVD 9TH FLOOR  
CONCORD, CA 94520

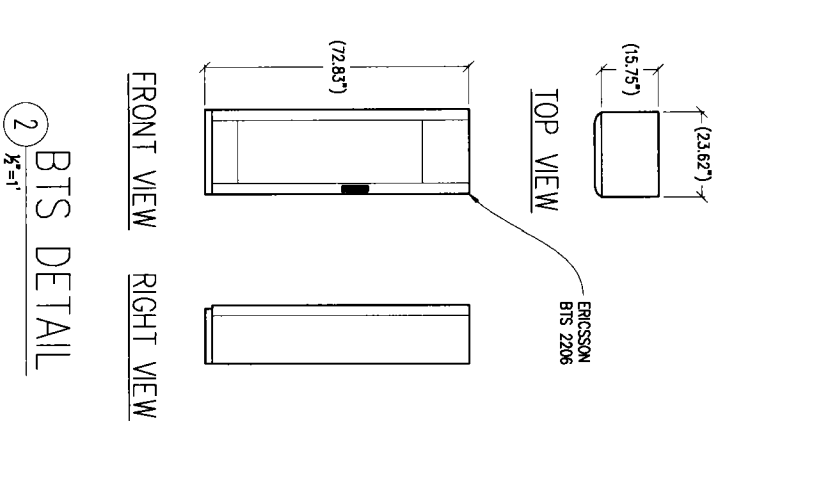
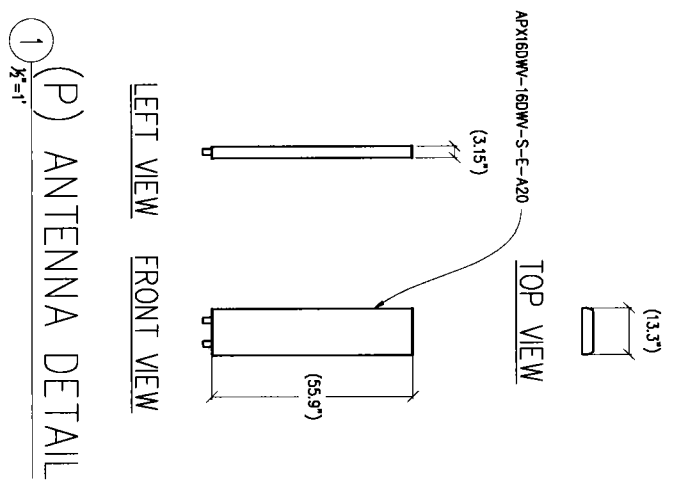
SHEET TITLE: SITE PLAN  
SHEET NUMBER: A-1

COAX		ANTENNA									
SECTOR	#	LENGTH	SIZE	MODEL	#	TMA	MDT	EDT	RET	RAD	AZIMUTH
ALPHA	8	145'	7/8"	APX16DWW-16DWW-S-E-A20	2	2	0'	0'	NO	52'-9"	10°
BETA	8	139'	7/8"	APX16DWW-16DWW-S-E-A20	2	2	0'	0'	NO	52'-9"	90°
GAMMA	8	164'	1 5/8"	APX16DWW-16DWW-S-E-A20	2	2	0'	2'	NO	46'-8"	170°
DELTA	8	150'	1 5/8"	APX16DWW-16DWW-S-E-A20	2	2	0'	3'	NO	52'-9"	270°

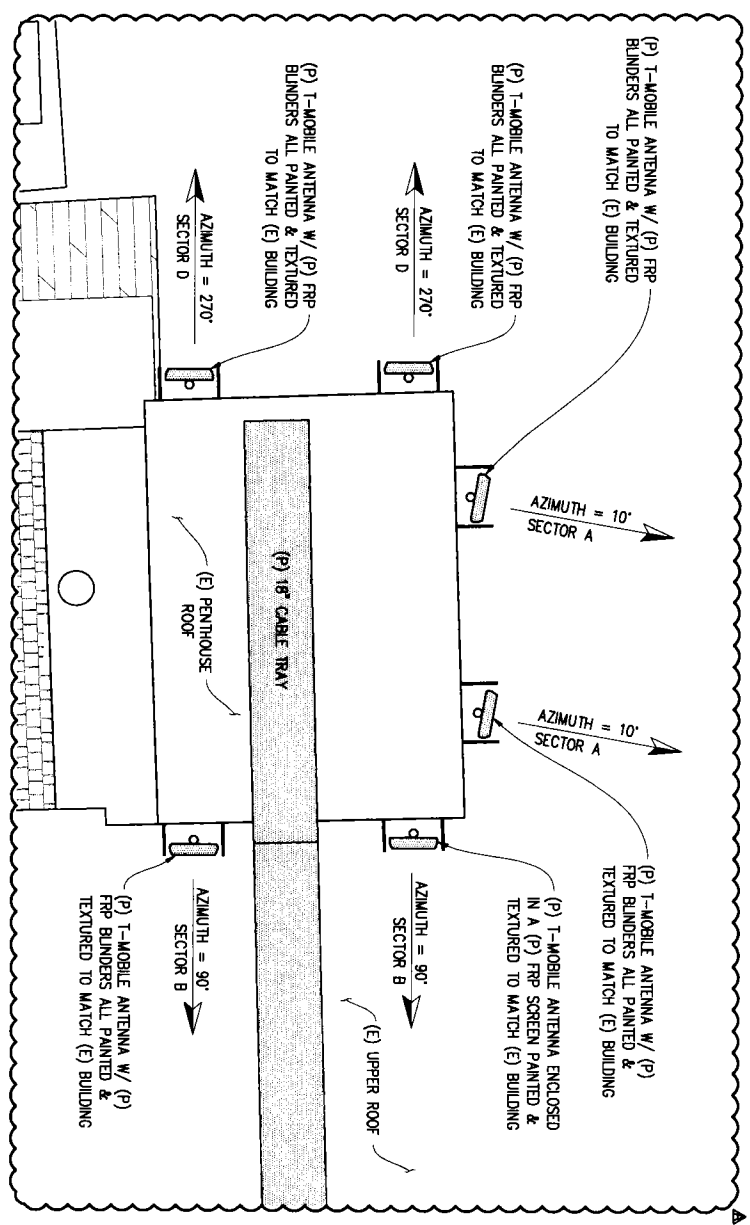
NOTE: CONTRACTOR TO VERIFY LATEST RF DESIGN



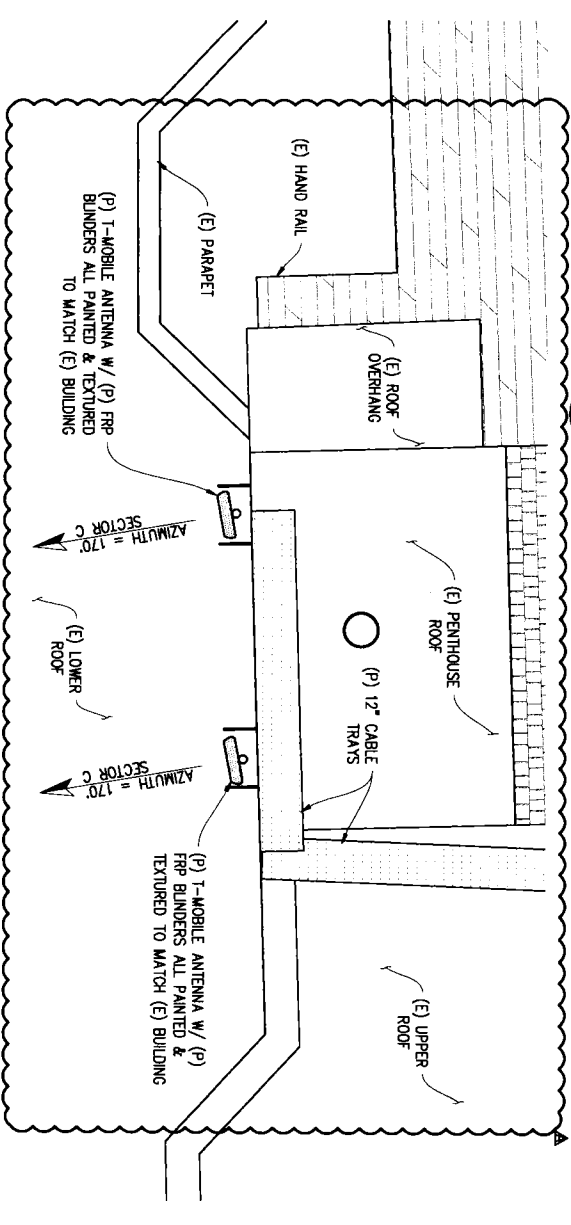
EQUIPMENT PLAN  
1/2"=1'



BTS DETAIL  
1/2"=1'



ANTENNA PLAN A  
1/2"=1'



ANTENNA PLAN B  
1/2"=1'

**TOM BUILDING**  
SF-53306  
725 TARAVAIL STREET  
SAN FRANCISCO, CA 94116

DATE	DESCRIPTION	BY
09-11-09	20 90%	
09-04-09	20 100%	
11-13-09	20 100%	PC

ISSUE STATUS  
DRAWN BY: C. COOY  
CHECKED BY: S. ARMITAGE  
APPROVED BY: B. MCCOMB  
DATE: 11/13/09

**Streamline Engineering and Design, Inc.**  
11768 Atwood Rd, Suite 20 Auburn, CA 95603  
Contact: Larry Houghtby Phone: 916-275-4180  
E-Mail: larry@streamlineeng.com Fax: 530-823-8783

**T-Mobile**  
1855 GATEWAY BLVD 9TH FLOOR  
CONCORD, CA 94520

SHEET TITLE:  
EQUIPMENT PLAN  
ANTENNA PLANS,  
& DETAILS  
SHEET NUMBER:  
**A-2**

**TOM BUILDING**  
 SF53306  
 725 TARAVAIL STREET  
 SAN FRANCISCO, CA 94116

**ISSUE STATUS**

Δ	DATE	DESCRIPTION	BY
	05-11-09	ZD 90%	
	06-04-09	ZD 100%	
▲	11-13-09	ZD 100%	PC

DRAWN BY: C. COOY

CHECKED BY: S. ARMITAGE

APPROVED BY: B. MCCOMB

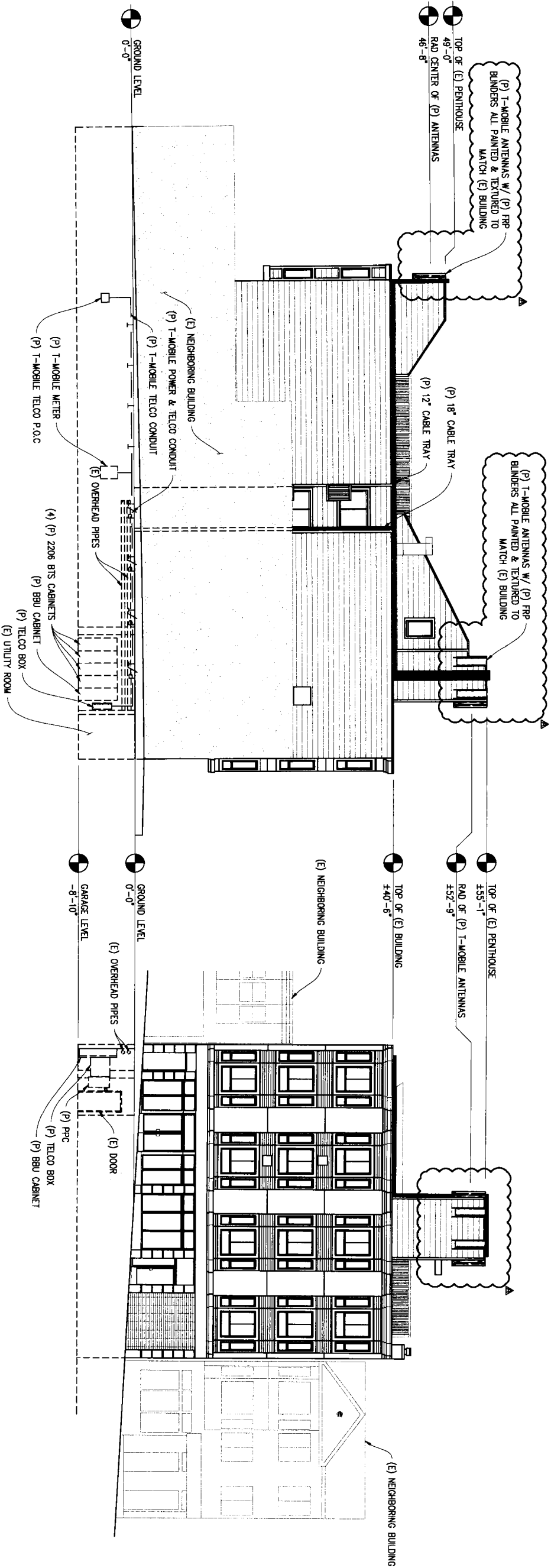
DATE: 11/13/09

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 11768 Atwood Rd, Suite 20 Auburn, CA 95603  
 Contact: Larry Houghtby Phone: 916-275-4180  
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T-MOBILE WEST CORPORATION  
**T-Mobile**  
 1855 GATEWAY BLVD 9TH FLOOR  
 CONCORD, CA 94520

SHEET TITLE:  
 ELEVATIONS  
 SHEET NUMBER:  
**A-3**



**EAST ELEVATION**  
 1/8"=1'

**NORTH ELEVATION**  
 1/8"=1'

**TOM BUILDING**  
 SF53306  
 725 TARAVAIL STREET  
 SAN FRANCISCO, CA 94116

**ISSUE STATUS**

Δ	DATE	DESCRIPTION	BY
	05-11-09	ZD 90%	
	05-04-09	ZD 100%	
▲	11-13-09	ZD 100%	PC

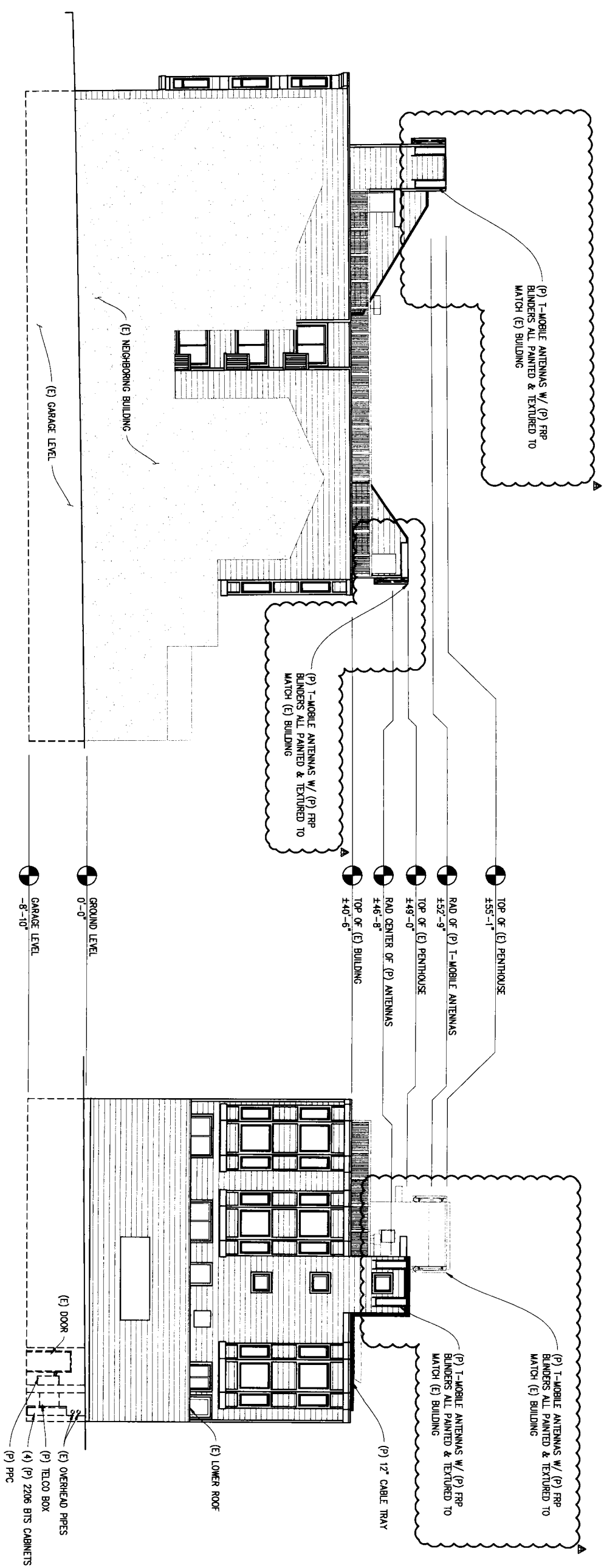
DRAWN BY: C. COODY  
 CHECKED BY: S. ARMITAGE  
 APPROVED BY: B. MCCOMB  
 DATE: 11/13/09

**Streamline Engineering and Design Inc.**  
 11768 Atwood Rd, Suite 20 Auburn, CA 95603  
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T-MOBILE WEST CORPORATION  
**T-Mobile**  
 1855 GATEWAY BLVD 9TH FLOOR  
 CONCORD, CA 94520

SHEET TITLE:  
 ELEVATIONS  
 SHEET NUMBER:  
**A-4**



**WEST ELEVATION**  
 $\frac{1}{8}'' = 1'$

**SOUTH ELEVATION**  
 $\frac{1}{8}'' = 1'$