



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: APRIL 22, 2010

Date: April 15, 2010
Case No.: 2009.0557C
Project Address: 2500 24th Street
Current Zoning: P (Public) District
40-X Height and Bulk District
Block/Lot: 4213 / 001
Project Sponsor: Richard Hirsch
2001 McAllister Street, # 238
San Francisco, CA 94118
(415) 377-7826
rickaicp@gmail.com
for T-Mobile
Staff Contact: Erika S. Jackson – (415) 558-6363
erika.jackson@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
Suite 400
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CA 94103-2479

Reception:
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415.558.6377

PROJECT DESCRIPTION

The proposal is to install up to 8 panel antennas and associated equipment cabinets as part of a wireless transmission network operated by T-Mobile. Each antenna measures approximately 30.5" (length) by 12" (width) by 6.5" (depth). The antennas would be installed inside a new fiberglass reinforced plastic enclosure painted and textured to match the existing structure at a height of approximately 51 feet above grade. Equipment cabinets would be placed within a 11 foot by 20 foot (220 square feet) leasing area secured by a 6 foot tall chain link fence enclosure.

SITE DESCRIPTION AND PRESENT USE

The project site is owned and operated by the San Francisco General Hospital and contains a four story public parking garage structure. There are two existing antennas operated by Sprint Nextel located on the same garage structure.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located within the Mission District, near the Potrero Hill Neighborhood. Land uses in the immediate project vicinity are primarily residential, but also include a mixture of industrial, commercial, public utility, retail, and industrial uses. There is one affordable housing development in close proximity to the project site. Additionally, the Project site is located one block west of Highway 101 and directly south of the main San Francisco General Hospital campus.

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	April 2, 2010	April 2, 2010	20 days
Posted Notice	20 days	April 2, 2010	April 2, 2010	20 days
Mailed Notice	20 days	April 2, 2010	March 30, 2010	23 days

PUBLIC COMMENT

- The Department has not received public comment since the filing of the application as of the date of this document.

PROJECT ANALYSIS

The Proposed Project is a request for Conditional Use authorization under Planning Code Sections 209.6(b) and 234.2 to install a wireless telecommunications facility consisting of 8 new panel antennas on an existing 4 story public parking garage structure at San Francisco General Hospital. The project also includes the installation of 5 new equipment cabinets on the third floor of the parking structure and related equipment on the ground. The project will serve part of T-Mobile's wireless telecommunications network within a P (Public) Zoning District and a 40-X Height and Bulk District.

The 4 story public parking garage structure occupies the entire Assessor's Block 4213. The block is bounded by 23rd Street to the north, 24th Street to the south, Utah Street to the west, and San Bruno Avenue to the east. The project is located at the northeast corner of the block along the intersection of 23rd Street and San Bruno Avenue.

ISSUES AND OTHER CONSIDERATIONS

- The Project will provide wireless coverage to an area that previously received either no or poor coverage.
- The Project will also modify the original Conditional Use approval under Case No. CU60.13 (Resolution 5313) and will set a new maximum number of antennas on the site based on new technology demands.
- The Project will have a minimal visual impact on the built environment.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission may grant the Conditional Use authorization pursuant to Planning Code Sections 209.6(b) and 234.2 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 consistent with the 1996 WTS Facilities Siting Guidelines, Planning Commission Resolution No. 14182.
- The project site is a Location Preference 1, a preferred location, according to the Wireless Telecommunications Services (WTS) Siting Guidelines.

RECOMMENDATION: Approval with Conditions
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ATTACHMENTS

- | | |
|---|--|
| <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"/> Community Outreach Meeting Documents |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Public Comment Letter |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Coverage Maps |
| <input checked="" type="checkbox"/> Aerial Photo | <input checked="" type="checkbox"/> RF Report / DPH Approval |
| <input checked="" type="checkbox"/> Context Photos | <input checked="" type="checkbox"/> General Plan Referral Letter |
| <input checked="" type="checkbox"/> Site Photos | |
| <input checked="" type="checkbox"/> Photo Simulations | |

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

ESJ: G:\Projects\CU\24th Street 2500\Executive Summary for Wireless.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 Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 209.6(b) AND 234.2 TO INSTALL A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF EIGHT PANEL ANTENNAS AND FIVE NEW EQUIPMENT CABINETS ON AN EXISTING FOUR STORY PUBLIC PARKING GARAGE STRUCTURE AT SAN FRANCISCO GENERAL HOSPITAL AS PART OF T-MOBILE'S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN A P (PUBLIC) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 25, 2009, T-Mobile (hereinafter "project sponsor"), made an application (hereinafter "application"), for Conditional Use authorization on the property at 2500 24th Street, Lot 001 in Assessor's Block 4213, (hereinafter "project site") to install a wireless telecommunications facility consisting of 8 new panel antennas and 5 new equipment cabinets on an existing 4 story public parking garage structure at San Francisco General Hospital as part of T-Mobile's wireless telecommunications network within a P (Public) Zoning District and a 40-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 April 22, 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. 2009.0557C, 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 owned and operated by the San Francisco General Hospital and contains a four story public parking garage structure.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Mission District, near the Potrero Hill Neighborhood. Land uses in the immediate project vicinity are primarily residential, but also include a mixture of industrial, commercial, public utility, retail, and industrial uses. There is one affordable housing development in close proximity to the project site. Additionally, the Project site is located one block west of Highway 101 and directly south of the main San Francisco General Hospital campus.
4. **Proposal.** The proposal is to install up to 8 panel antennas and associated equipment cabinets as part of a wireless transmission network operated by T-Mobile. Each antenna measures approximately 30.5" (length) by 12" (width) by 6.5" (depth). The antennas would be installed inside a new fiberglass reinforced plastic enclosure painted and textured to match the existing structure at a height of approximately 51 feet above grade. Equipment cabinets would be placed within a 11 foot by 20 foot (220 square feet) leasing area secured by a 6 foot tall chain link fence enclosure.
5. **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 June 15, 2000, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use pursuant to Planning Code Section 234.2 to allow the installation of a wireless telecommunications facility at the subject location as part of Nextel Communications' 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 1, as it is a preferred location for a publicly used structure.
7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 1710 - 2180 Megahertz (MHZ) bands and receive calls in the 870 MHZ band, which are 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.
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.** There are currently several existing panel antennas operated by Sprint Nextel located at this site. Existing RF levels at ground level were less than 1% of the FCC public exposure limit. No other antennas were observed within 100 feet of this site. T-Mobile proposes to install eight Andrew Model HBXX-6513DS-VTM antennas. The antenna would be mounted approximately 50 feet above ground level. The estimated ambient RF field from the proposed T-Mobile transmitters at ground level is calculated to be 0.0015 mW/sq. cm., which is 0.15% of the FCC public exposure limit. The maximum calculated cumulative level at any nearby building is 2.9% of the applicable public limit. The maximum calculated cumulative level on the top level of the garage is 70% of the applicable public limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is expected to extend 12 feet and is not expected to be exceeded at any publically 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 3 feet of the front of the antennas while they are 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, November 23, 2009 at the Potrero Hill Neighborhood House, 953 De Haro Street, San Francisco, CA 94107. One neighbor attended the meeting and asked several questions regarding the project.
12. **Five-year plan:** T-Mobile submitted its latest five-year plan, as required, in April 2010.
13. **Public Comment.** The Department has not received public comment since the filing of the application as of the date of this document.
14. **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 209.6(b) and 234.2, 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 subject site has no landscaping or open space. The installation of antennas on the existing lattice tower will not affect existing parking areas.

- 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.

- 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 209.6(b) and 234.2 to install a wireless telecommunications facility consisting of 8 new panel antennas and 5 new equipment cabinets on an existing 4 story public parking garage structure at San Francisco General Hospital as part of T-Mobile's wireless telecommunications network within a P (Public) 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. 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 April 22, 2010.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 22, 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 209.6(b) and 234.2 to install a wireless telecommunications facility consisting of 8 new panel antennas and 5 new equipment cabinets on an existing 4 story public parking garage structure at San Francisco General Hospital as part of T-Mobile's wireless telecommunications network within a P (Public) 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 17, 2009, on file with the Department in the docket for Case No. 2009.0557C (labeled EXHIBIT B), reviewed and approved by the Commission on April 22, 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 April 22, 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 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.

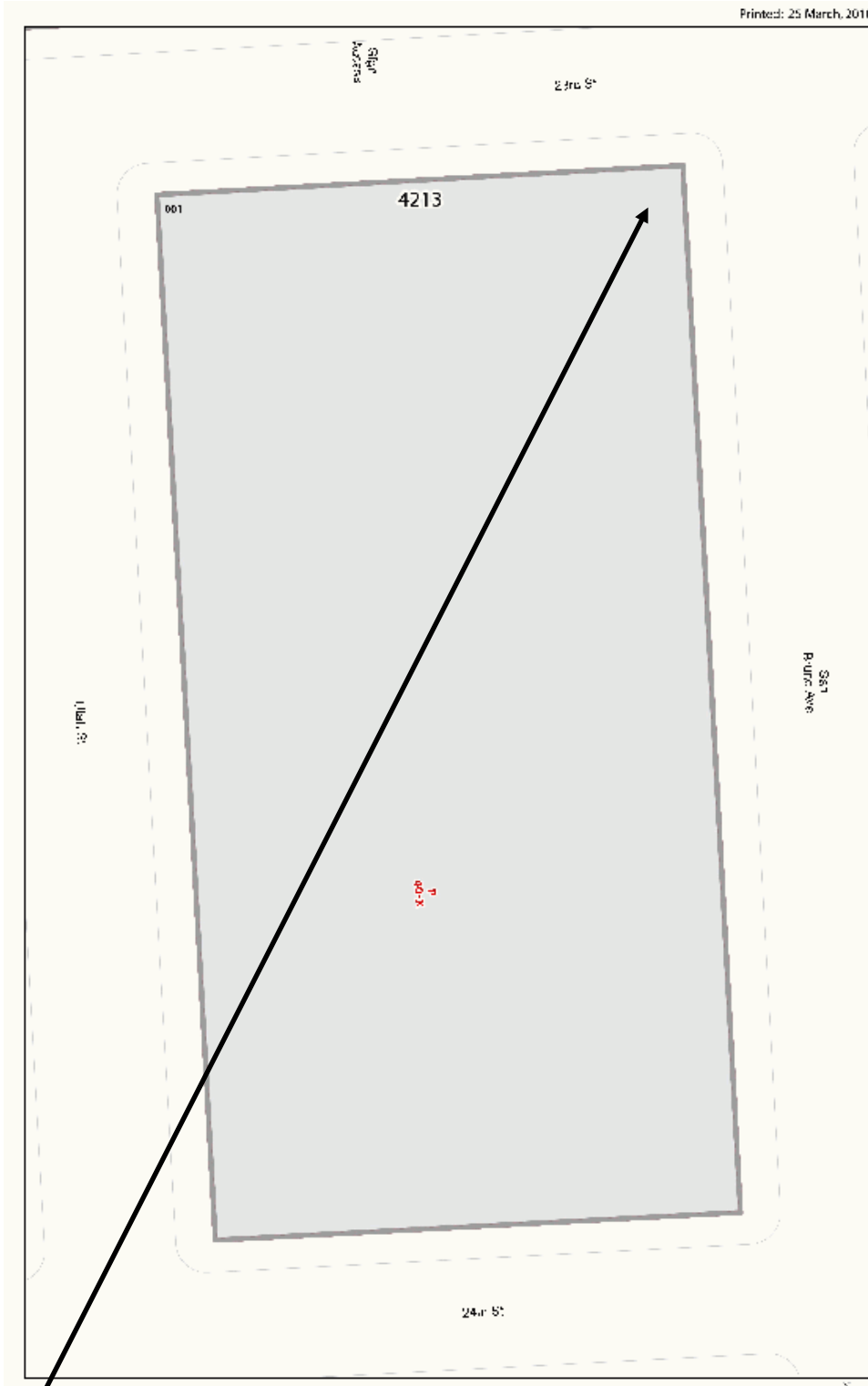
Motion No.
Hearing Date: April 22, 2010

CASE NO. 2009.0557C
2500 24th Street

ESJ: G:\Projects\CU\24th Street 2500\Motion (Conditional Use Authorization - Wireless).DOC

Parcel Map

Printed: 25 March, 2010

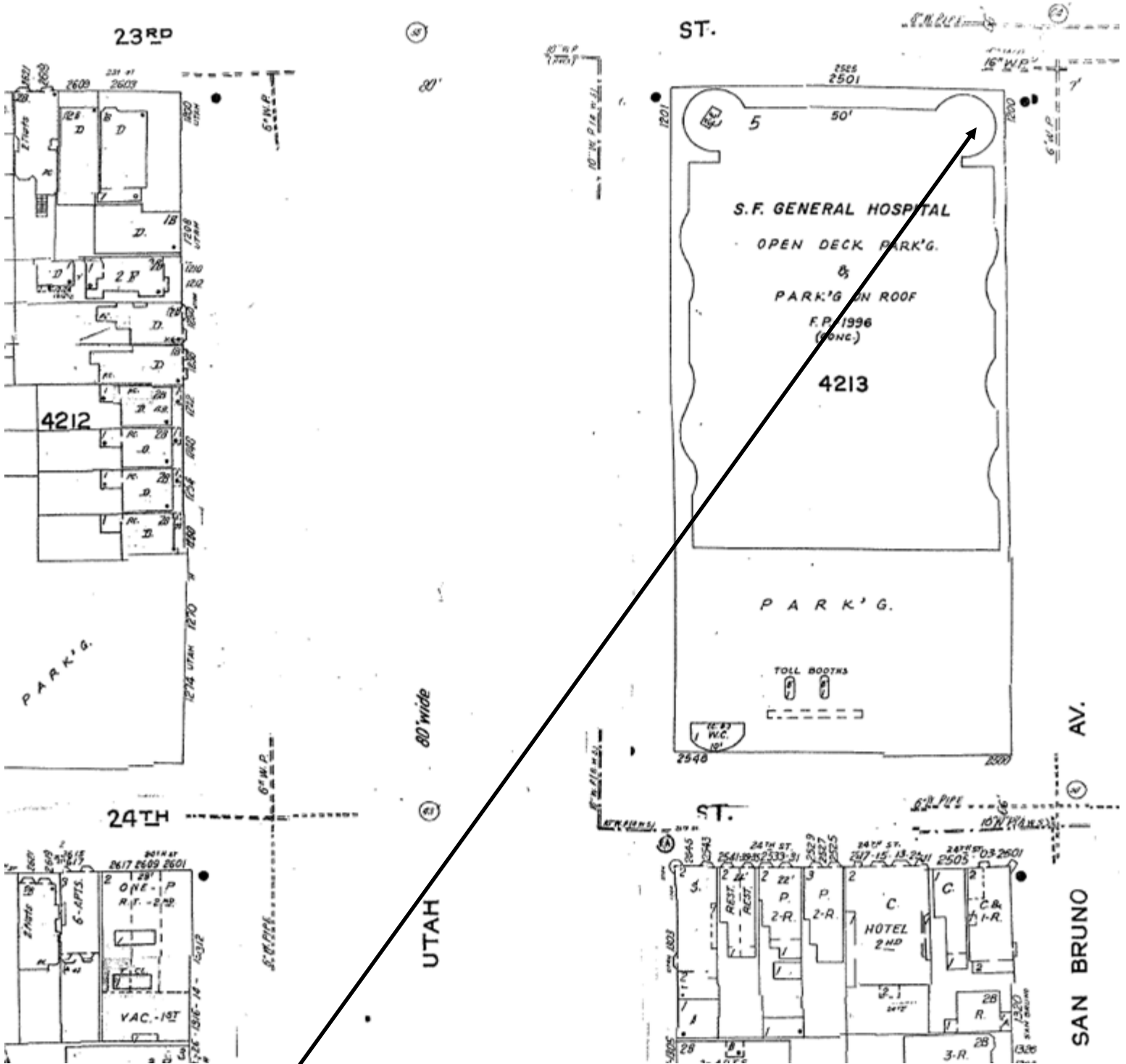


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2009.0557C
2500 24th Street
4213 / 001

Sanborn Map



SUBJECT PROPERTY



Conditional Use Hearing
 Case Number 2009.0557C
 2500 24th Street
 4213 / 001

Zoning Map



SUBJECT PROPERTY



Conditional Use Hearing
 Case Number 2009.0557C
 2500 24th Street
 4213 / 001

Height & Bulk Map



SUBJECT PROPERTY



Conditional Use Hearing
 Case Number 2009.0557C
 2500 24th Street
 4213 / 001

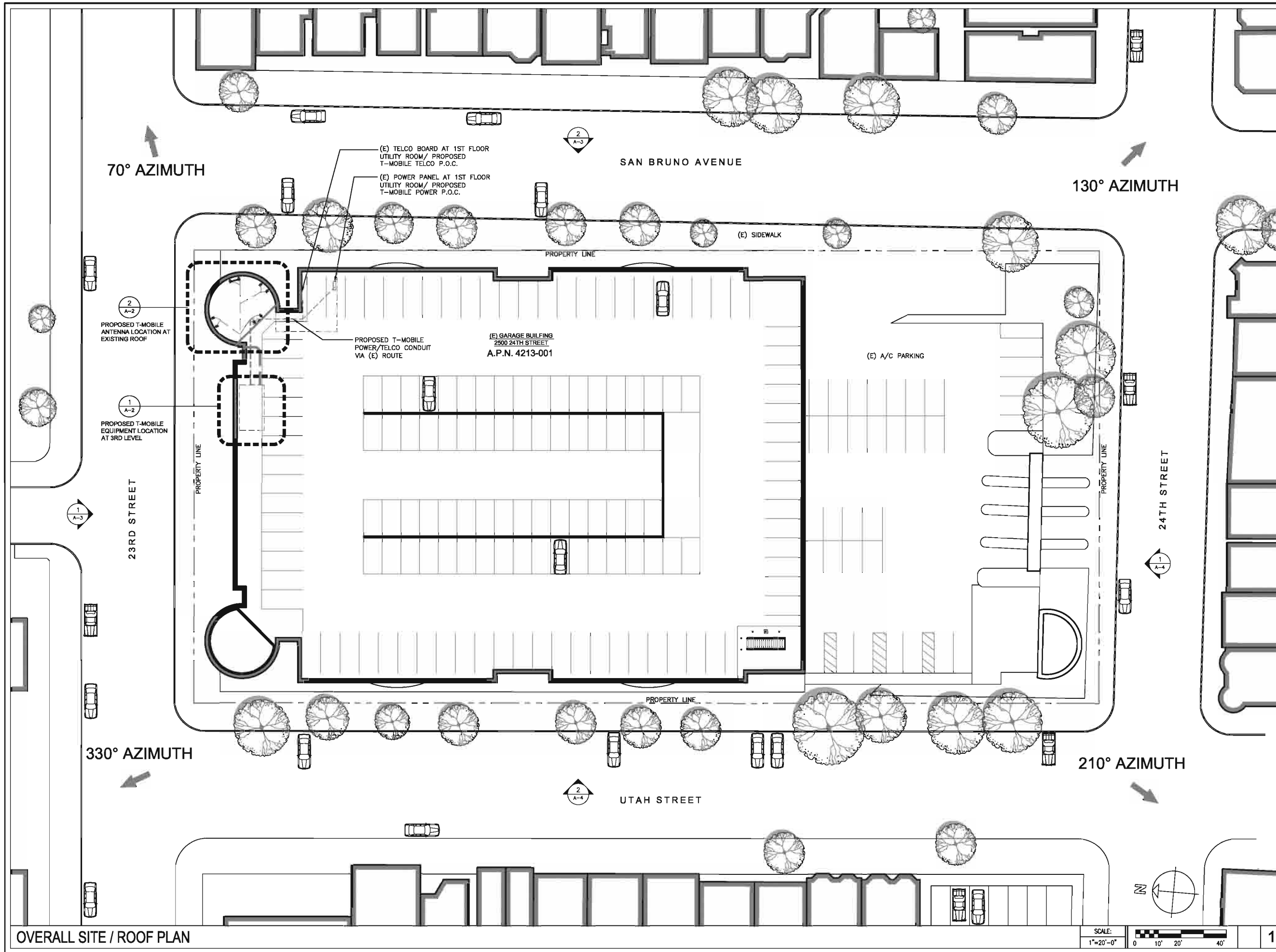
Aerial Photograph



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2009.0557C
2500 24th Street
4213 / 001



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

PROJECT INFORMATION:
SF43445
SF GENERAL PARKING
 2500 24TH STREET
 SAN FRANCISCO, CA 94110

CURRENT ISSUE DATE:
06/17/09

ISSUED FOR:
100% ZONING DRAWING

REV.	DATE	DESCRIPTION	BY
A	04/24/09	90% ZONING DRAWING	SH
B	05/20/09	90% ZONING DRAWING REVISION	SH
C	06/17/09	100% ZONING DRAWING	SH

PROJECT ARCHITECT/ENGINEER:
MICHAEL WILK ARCHITECTURE
 833 Market Street, #805
 San Francisco, CA 94103
 T: 415-839-9594
 F: 415-904-8388
 www.wilkarch.com

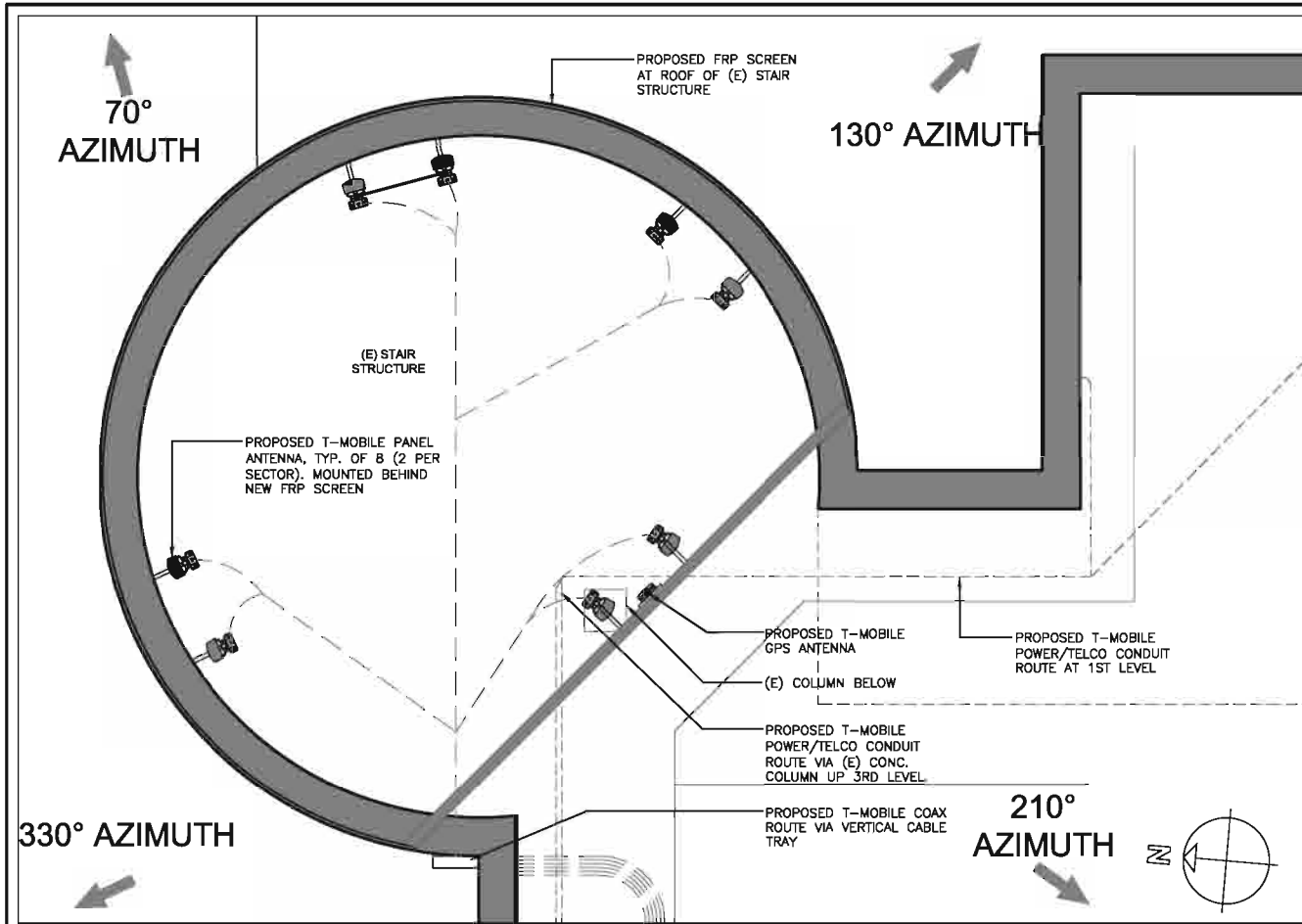
CONSULTANT:

DRAWN BY: _____ CHK.: _____ APV.: _____
 SH MW MW

LICENSER:

SHEET TITLE:
OVERALL SITE / ROOF PLAN

SHEET NUMBER:
A-1



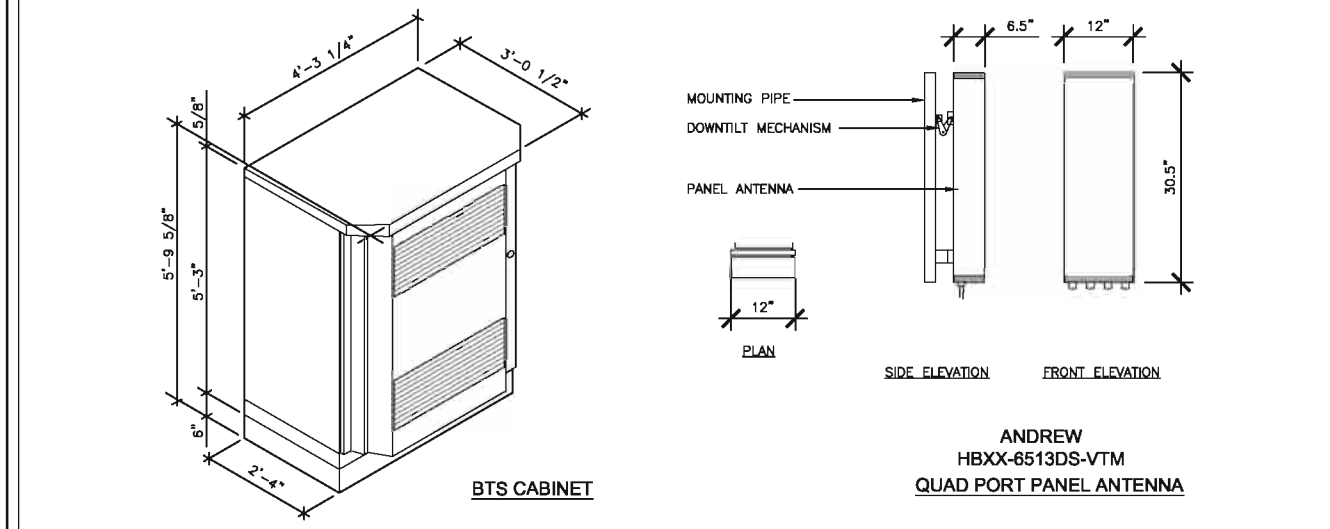
ENLARGED PLAN AT ANTENNA LAYOUT

SCALE: 1/4"=1'-0" 0 1' 4' 8'

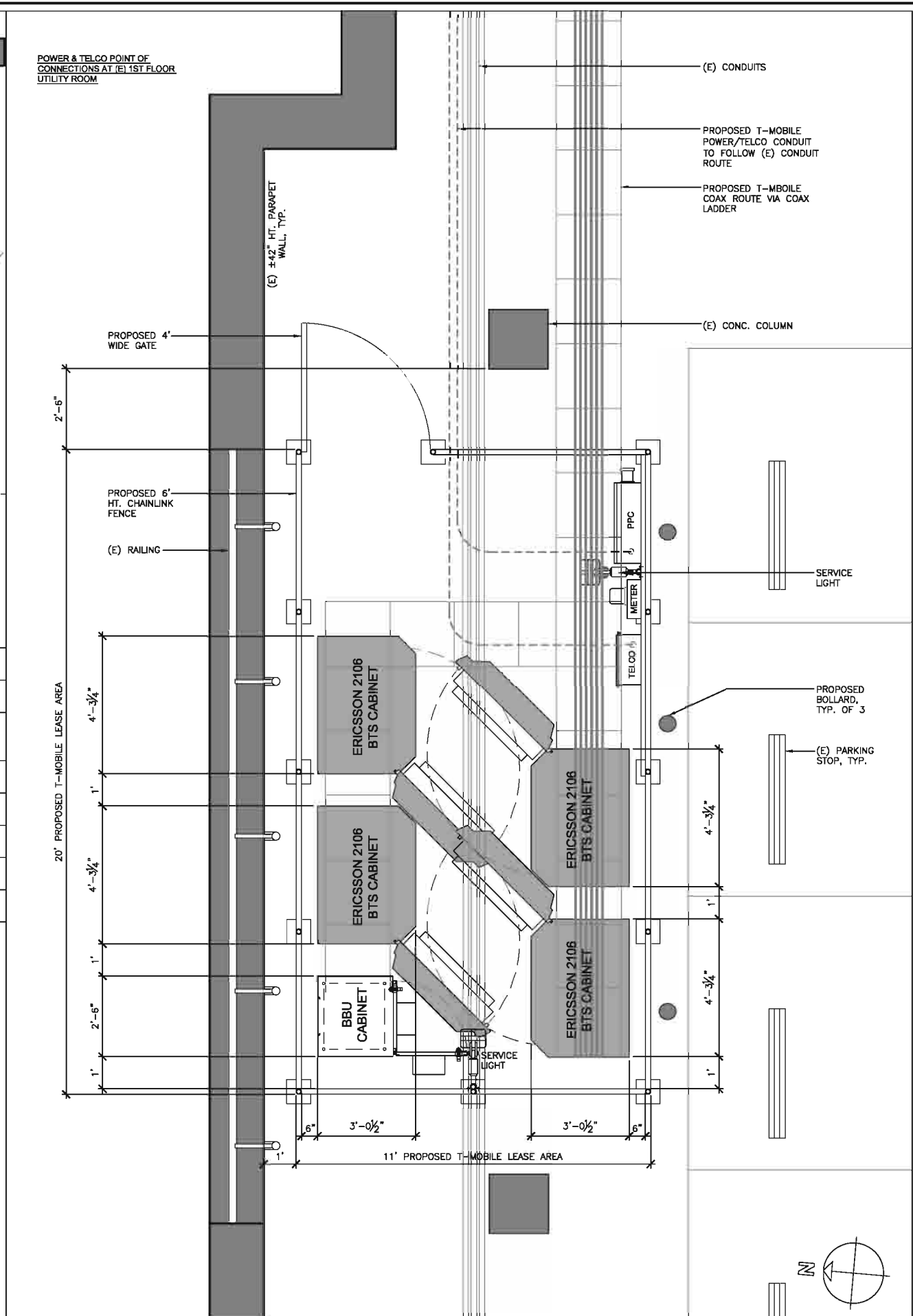
2

ANTENNA CONFIGURATION CHART							
ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAXIAL CABLE LENGTH	CABLE SIZE	ELECTRICAL DOWNTILT	MECHANICAL DOWNTILT	ANTENNA RAD CENTER
A	330°	ANDREW HBXX-6513DS-VTM	±100'	7/8"Ø	2'	0'	±49'-6" A.G.L.
B	70°	ANDREW HBXX-6513DS-VTM	±100'	7/8"Ø	2'	0'	±49'-6" A.G.L.
C	130°	ANDREW HBXX-6513DS-VTM	±100'	7/8"Ø	2'	0'	±49'-6" A.G.L.
D	210°	ANDREW HBXX-6513DS-VTM	±100'	7/8"Ø	2'	0'	±49'-6" A.G.L.
GPS	NA	ERICSSON	±3'	1/2"Ø	NA	NA	

NOTE: THE INFORMATION PROVIDED ABOVE MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING ANY EQUIPMENT.



CABINET & ANTENNA DETAILS



ENLARGED EQUIPMENT AREA PLAN

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

PROJECT INFORMATION:
SF43445
SF GENERAL PARKING
2500 24TH STREET
SAN FRANCISCO, CA 94110

CURRENT ISSUE DATE:
06/17/09

ISSUED FOR:
100% ZONING DRAWING

REV.	DATE	DESCRIPTION	BY
A	04/24/09	90% ZONING DRAWING	SH
B	05/20/09	90% ZONING DRAWING REVISION	SH
C	06/17/09	100% ZONING DRAWING	SH

PROJECT ARCHITECT/ENGINEER:
MICHAEL WILK ARCHITECTURE
833 Market Street, #805
San Francisco, CA 94103
T: 415-839-9594
F: 415-904-8388
www.wilkarch.com

CONSULTANT:
DRAWN BY: SH CHK.: MW APV.: MW

LICENSER:

SHEET TITLE:
ENLARGED EQUIPMENT AREA PLAN/ ANTENNA LAYOUT/ DETAILS

SHEET NUMBER:
A-2

PROJECT INFORMATION:

SF43445
SF GENERAL PARKING

2500 24TH STREET
SAN FRANCISCO, CA 94110

CURRENT ISSUE DATE:

06/17/09

ISSUED FOR:

100% ZONING DRAWING

REV. DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY
A	04/24/09	80% ZONING DRAWING	SH
B	05/20/09	90% ZONING DRAWING REVISION	SH
C	06/17/09	100% ZONING DRAWING	SH

PROJECT ARCHITECT/ENGINEER:

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833 Market Street, #805
San Francisco, CA 94103
T: 415-839-9594
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www.wilkarch.com

CONSULTANT:

DRAWN BY: CHK.: APV.:

SH MW MW

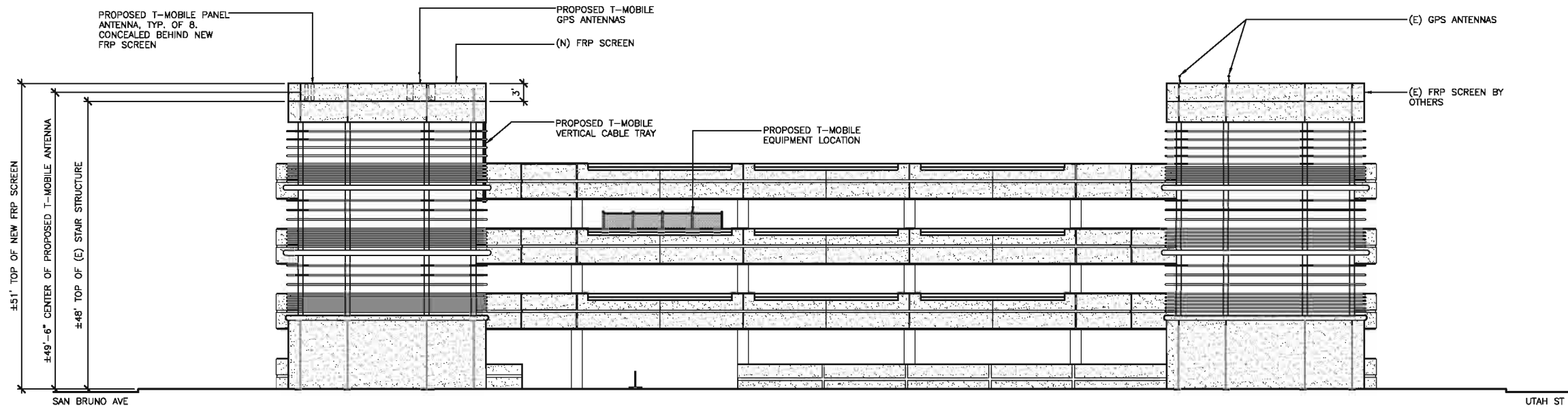
LICENSER:

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-3



NORTH ELEVATION

SCALE: 3/32"=1'-0"
0 5' 10' 20'

1



EAST ELEVATION

SCALE: 3/32"=1'-0"
0 5' 10' 20'

2

PROJECT INFORMATION:

SF43445
SF GENERAL PARKING

2500 24TH STREET
SAN FRANCISCO, CA 94110

CURRENT ISSUE DATE:

06/17/09

ISSUED FOR:

100% ZONING DRAWING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
A	04/24/09	90% ZONING DRAWING	SH
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PROJECT ARCHITECT/ENGINEER:

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San Francisco, CA 94103
T: 415-839-9594
F: 415-904-8388
www.wilkarch.com

CONSULTANT:

DRAWN BY: CHK.: APV.:

SH MW MW

LICENSER:

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-4

(E) GPS ANTENNAS

(E) FRP SCREEN BY OTHERS

(E) STAIR STRUCTURE, BEYOND

PROPOSED T-MOBILE GPS ANTENNA

(N) FRP SCREEN

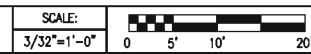
PROPOSED T-MOBILE PANEL ANTENNA, TYP. OF B. CONCEAL BEHIND (N) FRP SCREEN

(E) STAIR STRUCTURE, BEYOND

UTAH STREET

SAN BRUNO AVE

SOUTH ELEVATION



1

(E) GPS ANTENNAS

(E) FRP SCREEN BY OTHERS

±51' TOP OF (E) FRP SCREEN BY OTHERS
±48' TOP OF (E) STAIR STRUCTURE

23RD STREET

WEST ELEVATION



2

San Francisco General Hospital Parking Structure
2500 24th Street, San Francisco
T-Mobile Site No. SF43445

Neighboring homes, height approximately 22' – 30'



Viewing Southwesterly on Utah Street from Northwest corner of project site.

Hospital building across street height 50'



Viewing Northwesterly on 23rd Street from Northwest corner of project site.

Project building height approx. 35' – 51'



Viewing Southwesterly from the intersection of San Bruno Avenue and 23rd Street.

San Francisco General Hospital Parking Structure
2500 24th Street, San Francisco
T-Mobile Site No. SF43445



Viewing Westerly on 23rd Street at the project site frontage.



Viewing northerly along west side of project building on Utah Street.



Viewing northerly along east side of project building on San Bruno Avenue.

San Francisco General Hospital Parking Structure
2500 24th Street, San Francisco
T-Mobile Site No. SF43445



Viewing Northeasterly on 23rd Street from Northeast corner of project site.



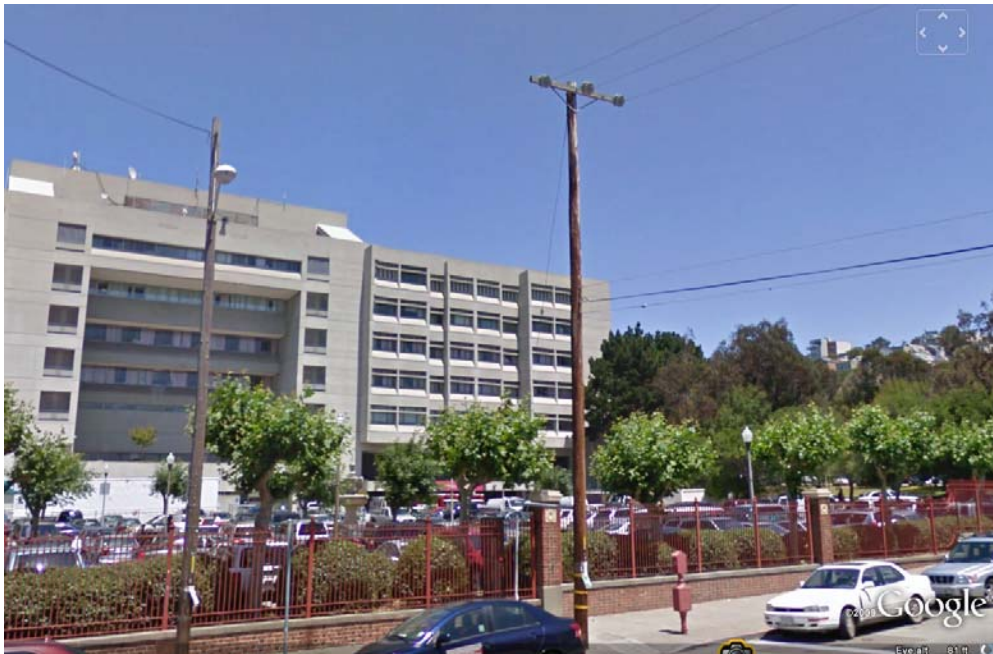
Viewing Southerly from intersection of Utah Street and 23rd Street.

Site Context Photos – 2500 24th Street T-Mobile Project

Viewing from southeast corner of site (24th St & San Bruno), toward the southeast.



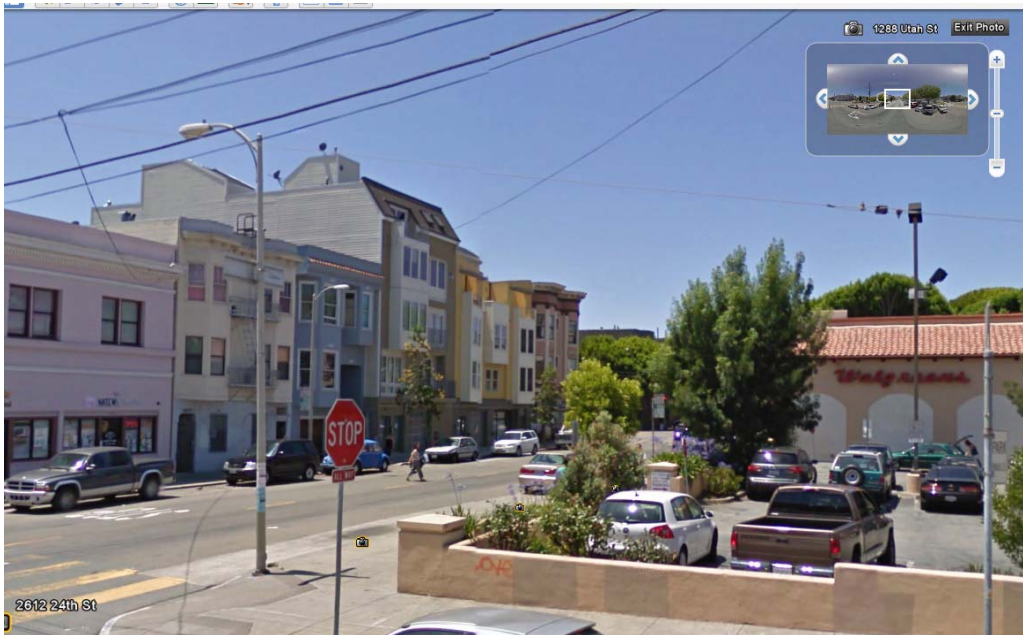
Viewing from northeast corner of site (23rd St & San Bruno), toward the northeast.



Viewing from northwest corner of site (23rd St & Utah St), toward the northwest.



Viewing from southwest corner of site (Utah & 24th St), toward the southwest.



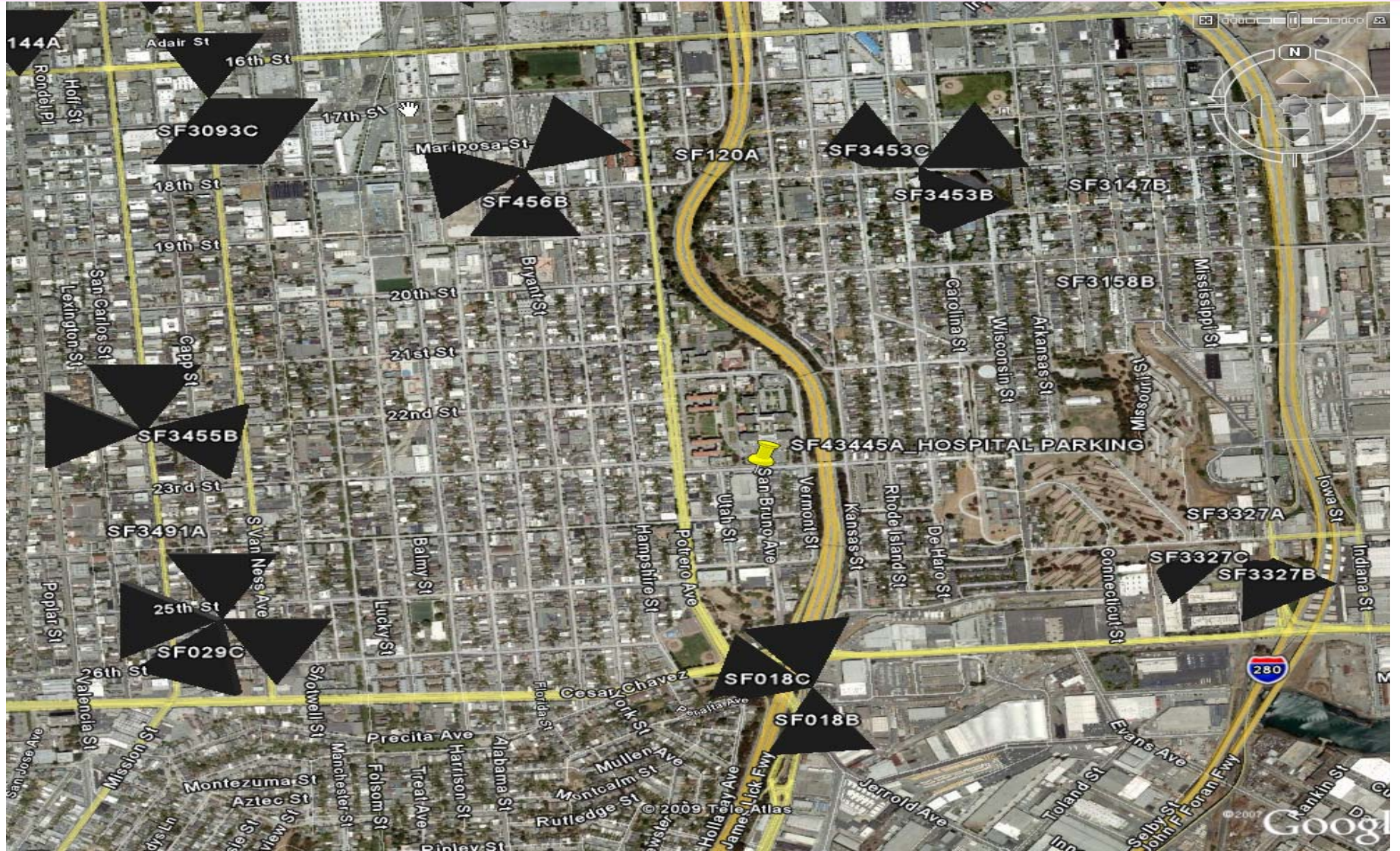


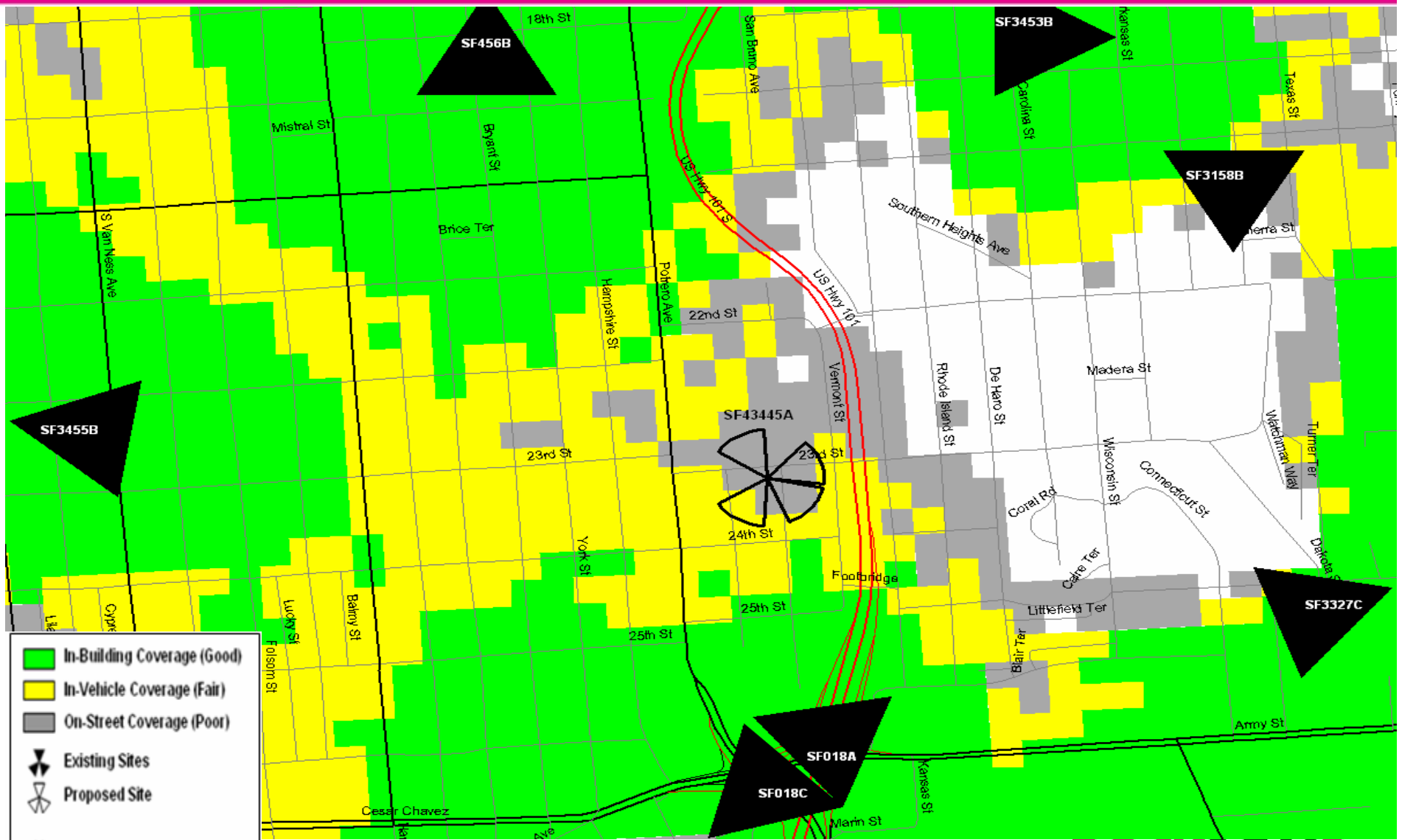
Coverage Maps

SF43445A

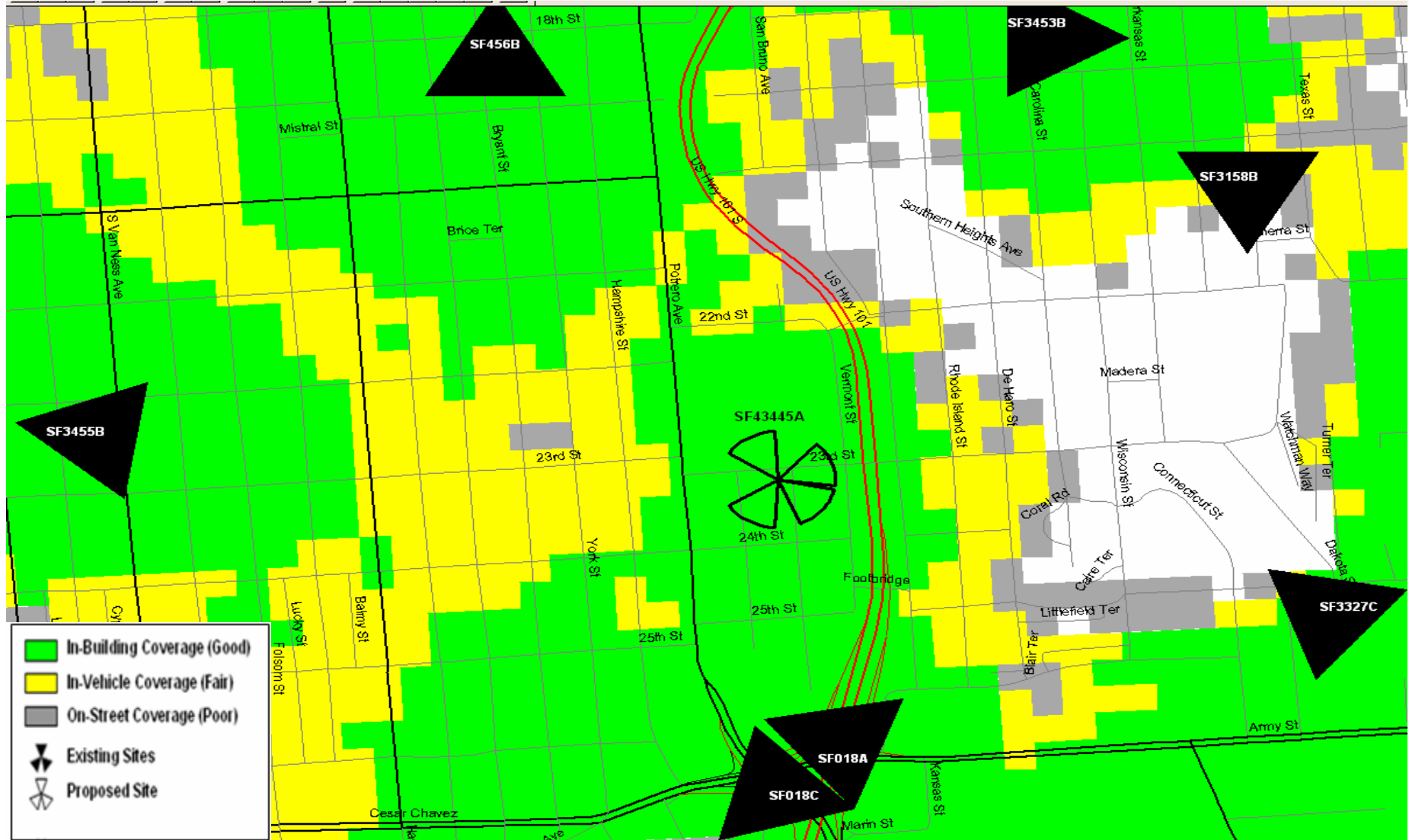
General Hospital Parking Structure

2500 24th St, San Francisco, CA





.. T .. Mobile Coverage with Proposed Site



ROCKSOLID
COVERAGE

Existing



Mobile

SF43445A

SF General
Parking

2500 24th Street
San Francisco, CA 94110

Proposed



proposed T-Mobile antennas
behind new RF transparent screen

Photosimulation of the proposed telecommunication facility as seen looking north along San Bruno Avenue

Existing



Mobile

SF43445A

SF General
Parking

2500 24th Street
San Francisco, CA 94110

Proposed

proposed T-Mobile antennas
behind new RF transparent screen

proposed T-Mobile
equipment area



Photosimulation of the proposed telecommunication facility as seen looking southwest from 23rd Street

NOTICE OF NEIGHBORHOOD MEETING

To: All Neighbors and Owners within a 500 foot radius of 2500 24th Street, San Francisco, CA

Meeting Information
Date: Monday, November 23, 2009
Time: 6:30 p.m.
Where: POTRERO HILL
NEIGHBORHOOD HOUSE
953 De Haro Street
San Francisco, CA

Site Information
Address: 2500 24th Street
Block/Lot: 4213-001
Zoning: P

Applicant
T-Mobile Wireless

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

T-Mobile is proposing a wireless communication facility at 2500 24th Street, San Francisco. The proposed T-Mobile wireless site would be an unmanned facility consisting of eight antennas mounted on top of the cylinder-shaped elevator tower located at the northeast corner of the 4-story public parking structure serving San Francisco General Hospital. All eight antennas will be installed inside a new fiberglass plastic enclosure, shaped, painted and textured to match the elevator tower. All proposed antennas would be enclosed within this structure. Associated equipment would be located in an 11'x 20' equipment area on the third floor of the garage. This project will be scheduled for a Planning Commission Hearing at a later date.

You are invited and encouraged to attend the Community Outreach Meeting, to be held at the Potrero Hill Neighborhood House, 953 De Haro Street, San Francisco, CA 94107 on Monday, November 23, 2009 at 6:30 p.m. to learn more about the project.

If you have any questions regarding the proposal and are unable to attend the meeting, please contact Rick Hirsch at (415) 377-7826. Please contact Erika Jackson, City of San Francisco Planning Department, at (415) 558-6363, should you have questions regarding the City of San Francisco Planning permit process.

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

AVISO DE REUNIÓN EN EL VECINDARIO

A: Vecinos y propietarios dentro de un radio de 500 pies de 2500 24th Street, San Francisco, CA

Información acerca de la reunión
Fecha: Lunes 23 de noviembre de 2009
Hora: 6:30 de la tarde
Lugar: POTRERO HILL
NEIGHBORHOOD HOUSE
953 De Haro Street
San Francisco, CA

Información sobre el sitio
Dirección: 2500 24th Street
Bloque/Lote: 4213-001
Zona: P

Solicitante
T-Mobile Wireless

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

T-Mobile propone una instalación de comunicaciones inalámbricas en 2500 24th Street, San Francisco. El sitio inalámbrico propuesto por T-Mobile sería una instalación sin personal que consistiría en ocho antenas montadas encima de la torre de ascensor de forma cilíndrica ubicada en la esquina noreste de la estructura de estacionamiento público de 4 plantas que presta servicios al San Francisco General Hospital. Las ocho antenas se instalarían dentro de un recinto nuevo de fibra de vidrio y plástico, conformado, pintado y texturado para adaptarlo a la torre de ascensor. Todas las antenas propuestas se colocarían dentro de esta estructura. Los equipos asociados se ubicarían en un área de equipos de 11'x20' en el tercer piso del garaje. La audiencia sobre este proyecto de la Comisión de Planeación se programará para una fecha posterior.

Le invitamos y recomendamos concurrir a la Reunión Informativa para la Comunidad, que se llevará a cabo en Potrero Hill Neighborhood House, 953 De Haro Street, San Francisco, CA 94107 el día lunes 23 de noviembre de 2009 a las 6:30 de la tarde, para informarse mejor sobre el proyecto.

Si tiene alguna pregunta sobre la propuesta y no puede concurrir a la reunión, póngase en contacto con Rick Hirsch al (415) 377-7826. Si tiene alguna pregunta sobre el proceso de planeación de la Ciudad de San Francisco, comuníquese con Erika Jackson, Departamento de Planeación de la Ciudad de San Francisco, al (415) 558-6363.

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

社區會議通知

致：加州三藩市第 24 街 2500 號周圍五百英尺內的居民和業主

會議詳情
日期：2009 年 11 月 23 日（星期一）
時間：下午 6:30
地點：POTRERO HILL
NEIGHBORHOOD HOUSE
953 De Haro Street
San Francisco, CA

設施地點資料
地址：2500 24th Street
街段 / 地段：4213-001
劃區：P

申請公司
T-Mobile Wireless

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

T-Mobile 公司建議在三藩市第 24 街 2500 號設立一無線電通訊設施。建議中的 T-Mobile 無線電設施無需人手操作，包括在三藩市綜合醫院 (San Francisco General Hospital) 四層高公共停車場東北角一圓柱型升降機塔頂安裝八條天線。所有八條天線將安裝在一個新的玻璃纖維塑膠罩內，將進行整型、上漆及表面處理，以達到與升降機塔整體外觀一致。所有建議中的天線均會安裝在上述塑膠罩內。連帶設備將安裝在車庫三樓一 11'x 20' 設備區內。本計劃將於日後在規劃委員會聽證會 (Planning Commission Hearing) 上審核。

我們誠意邀請您出席將於 2009 年 11 月 23 日星期三下午 6:30 在 Potrero Hill Neighborhood House (953 De Haro Street, San Francisco, CA 94107) 舉行的社區諮詢會議，進一步了解本計劃。

若對上述建議有任何疑問，但無法出席社區會議，請致電 (415) 377-7826 與 Rick Hirsch 聯絡；若對三藩市規劃程序有任何疑問，請致電 (415) 558-6363 與三藩市規劃部 (City of San Francisco Planning Department) Erika Jackson 聯絡。

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

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

I, Richard Hirsch, do hereby declare as follows:

(print name)

1. I have conducted a **Community Outreach Meeting** for the proposed new construction or alteration prior to submitting my building permit application in accordance with Planning Commission Pre-Application Policy.
2. I have included the **sign-in sheet and issues/responses** submittal in the 311 packet, I understand that I am responsible for the accuracy of this information, and that erroneous information may lead to suspension or revocation of the permit.
3. I have prepared these materials in good faith and to the best of my ability.

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

EXECUTED ON THIS DAY, 23rd OF November, 2009 IN SAN FRANCISCO

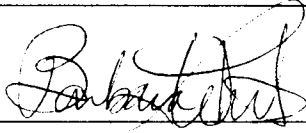

Signature

Richard Hirsch
Name (type or print)

Agent - Permit Me, Inc.
Relationship to Project, e.g., Owner, Agent
(if Agent, give business name and profession)

2500 24th Street
Project Address

COMMUNITY OUTREACH MEETING
T-Mobile Project: SF General Hospital Parking Garage
Date: Monday, November 23, 2009, 6:30 pm

	Name	Signature	Address	Phone number/ email address
1	Barbara White		1373 UTAH ST	barbara.white. 3708@att.net
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				

**Community Outreach Meeting, SF General Hospital Parking Garage,
T-Mobile Site number SF43445**

Date: November 23, 2009, Time: 6:30 – 7:30 pm

Location of Meeting: Potrero Hill Neighborhood House, 953 De Haro

Number of T-Mobile representatives: 3

Number of Neighbor attendees: 1

Third party RF Engineer consultant: Raj Mather, Hammett & Edison

Questions Asked at the Meeting:

What will the installation look like? Will there be a lot of dishes and large antennas?

Photosims were on hand and were shown to the neighbor. The antennas will be housed within a new pancake-like structure on top of the northeast stair tower, to match the existing structure on top of the northwest stair tower.

Why did you choose this particular site?

The site was chosen because it will provide coverage to the hospital. The site is considered a Preference 2 site in the WTS Guidelines, because it is a collocation.

How will parking be affected?

On-street parking will not be affected during installation. The project will be staged from a third story staging area.

How long does the installation take?

It takes about 4-6 weeks to install the project.

What is the next step in the process?

The next step is to have a Public Hearing at the Planning Commission. This meeting has not been scheduled yet, but is anticipated for February 2010. It is anticipated that the project will be built by June 2010.

**T-Mobile • Proposed Base Station (Site No. SF43445A)
2500 24th Street • San Francisco, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained by T-Mobile, a personal wireless telecommunications carrier, to evaluate the base station (Site No. SF43445A) proposed to be located at 2500 24th 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:

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 Rajat Mathur, P.E., a qualified engineer employed by Hammett & Edison, Inc., on June 24, 2009, and reference has been made to additional information provided by T-Mobile, including drawings by Michael Wilk Architecture, dated June 17, 2009.

Checklist

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

There were observed several directional panel antennas for use by Sprint Nextel, another wireless telecommunications carrier, mounted behind screens on the roof of the northwest stairwell of the parking structure located at 2500 24th Street. Existing RF levels at ground level near the site were less than 1% of the most restrictive public exposure limit.

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

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

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

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



**T-Mobile • Proposed Base Station (Site No. SF43445A)
2500 24th 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 Andrew Model HBXX-6513DS-VTM directional panel antennas behind a view screen to be installed above the northeast stairwell of the parking structure. The antennas would be mounted at an effective height of about 49½ feet above ground, 15 feet above the top floor of the garage, with up to 3° downtilt, and would be oriented in pairs towards 70°T, 130°T, 210°T, and 330°T, to provide service in all directions.

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

The maximum power rating of the T-Mobile transmitters are 22 watts per channel. The rating of the Sprint Nextel transmitters is not known. 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 below its 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 is 500 watts, representing the simultaneous operation of two channels at 250 watts each. The maximum number of watts for Sprint Nextel's antenna configuration is assumed to be less than 1,500 watts.

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 antenna to be installed as described in Item 4 above. There were observed no taller buildings nearby.

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

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed T-Mobile operation by itself is calculated to be 0.0015 mW/cm², which is 0.15% of the applicable public exposure limit. The maximum calculated cumulative level, for the simultaneous operation of both carriers, is 0.83% of the applicable public limit. The maximum calculated cumulative level at any nearby building is 2.9% of the applicable public limit. The maximum calculated cumulative level on the top level of the parking structure is 70% of the applicable public limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend less than 12 feet directly in front of the T-Mobile antennas, and to much lesser distances to the side, below, and above the antennas; this does not reach any publicly accessible areas.



**T-Mobile • Proposed Base Station (Site No. SF43445A)
2500 24th Street • San Francisco, California**

9. Describe proposed signage at site.

Due to their mounting locations, the T-Mobile 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 3 feet in front of the T-Mobile antennas, such as might occur during maintenance activities on the stairwell, should be 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 on the screen in front of the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.*

10. Statement of authorship.

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

Conclusion

Based on the information and analysis above, it is my professional opinion that the proposed T-Mobile base station will comply with the prevailing standards limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest estimated exposure levels in publicly accessible areas are many times less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Posting of explanatory signs is recommended to establish compliance with occupational exposure limitations.



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

July 15, 2009

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



Review of Cellular Antenna Site Proposals

Project Sponsor: T-Mobile **Planner:** Jonas Ionin

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

Project Address/Location: 2500 24th Street (#SF43445A)

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 several existing panel antennas operated by Sprint located at this site. 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. T-Mobile proposes to install eight Andrew Model HBXX-6513DS-VTM antennas. The antenna would be mounted approximately 50 feet above ground level. The estimated ambient RF field from the proposed T-Mobile transmitters at ground level is calculated to be 0.0015 mW/sq. cm., which is .15% of the FCC public exposure limit. The maximum calculated cumulative level at any nearby building is 2.9% of the applicable public limit. The maximum calculated cumulative level on the top loop level of the garage is 70% of the applicable public limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is expected to extend 12 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 3 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 Date September 23, 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



SAN FRANCISCO PLANNING DEPARTMENT

April 6, 2010

Rick Hirsch
2001 McAllister Street, #238
San Francisco, California 94118

**Re: Case No. 2009.0557R
Assessor's Block 4213, Lot 001
2500 24th Street
Installation of a wireless telecommunications facility on a public structure**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Dear Mr. Hirsch,

The Department received a request for a General Plan Referral to install a new wireless telecommunications facility at 2500 24th Street, as required by Section 4.105 of the Charter and Section 2A.53 of the Administrative Code. The Department has determined that construction of a new wireless telecommunications facility at this location is, on balance, **in conformity** with the General Plan, as described in Attachment 1.

The proposal is to install a new wireless telecommunications facility consisting of 8 new panel antennas on an existing 4 story public parking garage structure at San Francisco General Hospital. The project also includes the installation of 5 new equipment cabinets on the third floor of the parking structure and related equipment on the ground.

The Project will serve as part of a wireless transmission network operated by T-Mobile on a Location Preference 1 (Preferred Location – Publicly-used structures) according to the Wireless Telecommunications Services (WTS) Siting Guidelines. Each antenna measures approximately 30.5" (length) by 12" (width) by 6.5" (depth). The antennas would be installed inside a new fiberglass reinforced plastic enclosure painted and textured to match the existing structure at a height of approximately 51 feet above grade. Equipment cabinets would be placed within an 11 foot by 20 foot (220 square feet) leasing area secured by a 6 foot tall chain link fence enclosure.

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.

**Re: Case No. 2009.0557R
2500 24th Street –
Installation of a wireless telecommunications facility on a public structure**

The Planning Department has determined that the project is consistent with Planning Code Section 101.1(b) Eight Priority Policies, as described in Attachment 2.

In summary, the installation of a new wireless telecommunications facility at 2500 24th Street is **in conformity** with the General Plan.

Sincerely,

John Rahaim
Director of Planning

Attachments:

1. General Plan Case Report
2. Planning Code Section 101.1 Priority Policies

Re: Case No. 2009.0557R
2500 24th Street –
Installation of a wireless telecommunications facility on a public structure

GENERAL PLAN CASE REPORT

ATTACHMENT 1

General Plan Objectives are capitalized. General Plan Policies are in regular font. Staff comments are in *italics*.

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.

Re: Case No. 2009.0557R
2500 24th Street –
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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.

Re: Case No. 2009.0557R
2500 24th Street –
Installation of a wireless telecommunications facility on a public structure

PLANNING CODE SECTION 101.1 FINDINGS

ATTACHMENT 2

Proposition M Findings

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of permits for consistency with said policies. The project is found to be consistent with the policies as set forth in Planning Code for the following reasons:

- 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.

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2500 24th Street –
Installation of a wireless telecommunications facility on a public structure**

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.

ESJ: G:\Projects\GP Referral\24th Street 2500\GP Referral Letter.doc