



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization to Install a New Wireless Telecommunications Services (WTS) Facility

HEARING DATE: JUNE 24, 2010  
(CONTINUED FROM MAY 20, 2010 HEARING)

*Date:* June 17, 2010  
*Case No.:* **2009.0934C**  
*Project Address:* **1844 Irving Street**  
*Current Zoning:* NC-2 (Neighborhood Commercial, Small-scale) District  
105-A Height and Bulk District  
*Block/Lot:* 1731/025  
*Project Sponsor:* Joe Camicia on the behalf of T-Mobile  
3850 23<sup>rd</sup> Street  
San Francisco, CA 94122  
*Staff Contact:* Adrian C. Putra – (415) 575-9079  
[adrian.putra@sfgov.org](mailto:adrian.putra@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The proposal is to install a new wireless telecommunications services (WTS) facility consisting of eight panel antennas mounted to an existing mechanical/stair penthouse located on the roof of a seven-story mixed-use building, and operated as part of the T-Mobile telecommunications network. The eight proposed panel antennas will be mounted to the exterior of the penthouse and painted to match. Each antenna measures approximately 4'-9" long by 1'-1" wide by 3" thick. The proposed antennas would be at a maximum height of approximately 84' above grade, and will not exceed the height of the penthouse. The eight panel antennas will be powered by four equipment cabinets located along the east wall of an enclosed ground floor garage. The proposal also includes the removal of a non-active WTS facility that was formerly operated by Metricom consisting of 10 panel antennas mounted to the mechanical/stair penthouse and two equipment cabinets located inside the ground floor garage.

### SITE DESCRIPTION AND PRESENT USE

The project site is located at the northeast corner of Irving Street and 20<sup>th</sup> Avenue. The project site is developed with a seven-story mixed-use building that contains a ground floor financial service (dba "U.S. Bank") and 38 residential units above. The building has one active WTS facility operated by MetroPCS consisting of three panel antennas that are mounted to the mechanical/stair penthouse on the

roof of the building. Additionally, the building has one non-active WTS facility located on the rooftop that was formerly operated by Metricom.

## SURROUNDING PROPERTIES & NEIGHBORHOOD

The Project Site is located in the NC-2 District that runs along Irving Street, and that is bordered between 27<sup>th</sup> Avenue to the west and 19<sup>th</sup> Avenue to the east. A majority of the buildings located along this NC-2 zoned portion of Irving Street are one to two story commercial buildings, along with a few three- to seven-story mixed-use buildings with residential over ground floor commercial uses. Uses include but are not limited to bakeries, video stores, dry cleaners, medical offices, business and professional services, personal services, restaurants, retail stores, and grocery stores. The food service establishments are primarily full service restaurants and small self-service restaurants. The neighboring properties located off of Irving Street are primarily zoned for one- and two-family dwellings.

## ENVIRONMENTAL REVIEW STATUS

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 REQUIREMENTS

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	June 4, 2010	June 4, 2010	20 days
Posted Notice	20 days	June 4, 2010	June 4, 2010	20 days
Mailed Notice	20 days	June 4, 2010	June 4, 2010	20 days

## PUBLIC COMMENT

To date the Department has received one letter and two phone calls from public in opposition to the project. A Community Outreach Meeting was conducted for the proposed project. The meeting was held at 6:00 PM on Thursday, December 3, 2009, at the Woodside International School at 1555 Irving Street, San Francisco, CA 94122. The Community Outreach Meeting was hosted by the Project Sponsor, and Bill Hammett, representing Hammett and Edison, Inc. According to the Project Sponsor, the meeting was attended by one member of the public who asked questions regarding the proposal's details and design. To date the Department has received one letter and one phone call from public in opposition to the project.

## ISSUES AND OTHER CONSIDERATIONS

- The Project has been designed to minimize its visual impacts by having the proposed panel antennas mounted and painted to match an existing mechanical/stair penthouse that has a maximum height of approximately 84' above grade, and is setback at least 16' from the building's roof parapet. Additionally, the project will also not affect any existing landscaping, lighting, or service areas.
- The proposal also includes the removal of a non-active WTS facility formerly operated by Metricom that involves removing 10 panel antennas mounted on the existing mechanical/stair penthouse.

## REQUIRED COMMISSION ACTION

Pursuant to Planning Code Section 711.83 and 303, Conditional Use authorization is required to add three additional antennas to an existing WTS facility in the NC-2 District, and 40-X Height and Bulk District.

## BASIS FOR RECOMMENDATION

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

- The Project complies with the applicable requirements of the Planning Code.
- The Project is consistent with the Objectives and Policies of the General Plan.
- The project meets the criteria established under the 1996 Wireless Telecommunications Services Facilities Siting Guidelines, and it is consistent with the objectives and policies of the Commerce and Industry Element, the Community Safety Element, the Residence Element, and the Urban Design Element of the General Plan.
- The Project Site is a Location Preference Number 2, since the subject building contains a legally existing WTS facility operated by MetroPCS.
- The project is desirable as it will improve the wireless telecommunications coverage of T-Mobile's mobile telephone network for residents, businesses, and patrons in the immediate surrounding neighborhood.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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## Exhibit Checklist

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

Exhibits above marked with an "X" are included in this packet

\_\_\_\_\_  
Planner's Initials

ACP



# 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

HEARING DATE: JUNE 24, 2010

(CONTINUED FROM MAY 20, 2010 HEARING)

*Date:* June17, 2010  
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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 711.83 AND 303 TO INSTALL A NEW WIRELESS TELECOMMUNICATIONS SERVICES (WTS) FACILITY CONSISTING OF EIGHT PANEL ANTENNAS MOUNTED TO THE MECHANICAL/STAIR PENTHOUSE OF A SEVEN-STORY MIXED-USE BUILDING, AS PART OF THE T-MOBILE TELECOMMUNICATIONS NETWORK IN A NC-2 (NEIGHBORHOOD COMMERCIAL, SMALL-SCALE) ZONING DISTRICT AND A 105-A HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On October 1, 2009, Joe Camicia on the behalf of T-Mobile (hereinafter "project sponsor"), made an application (hereinafter "application"), for Conditional Use authorization on the property at 1844 Irving Street, Lot 025 in Assessor's Block 1731, (hereinafter "project site") to install a new wireless telecommunications services (WTS) facility consisting of eight panel antennas mounted to an existing mechanical/stair penthouse of a seven-story, mixed-use building, as part of the T-Mobile wireless telecommunications network in a NC-2 (Neighborhood Commercial, Small-scale) Zoning District and a 105-A 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 June 24, 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. 2009.0463C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## **FINDINGS**

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project site is located at the northeast corner of Irving Street and 20<sup>th</sup> Avenue. The project site is developed with a seven-story mixed-use building that contains a ground floor financial service (dba "U.S. Bank") and 38 residential units above. The building has one active WTS facility operated by MetroPCS consisting of three panel antennas that are mounted to the mechanical/stair penthouse on the roof of the building. Additionally, the building has one non-active WTS facility located on the rooftop that was formerly operated by Metricom.
3. **Surrounding Properties and Neighborhood.** The Project Site is located in the NC-2 District that runs along Irving Street, and that is bordered between 27<sup>th</sup> Avenue to the west and 19<sup>th</sup> Avenue to the east. A majority of the buildings located along this NC-2 zoned portion of Irving Street are one to two story commercial buildings, along with a few three- to seven-story mixed-use buildings with residential over ground floor commercial uses. Uses include but are not limited to bakeries, video stores, dry cleaners, medical offices, business and professional services, personal services, restaurants, retail stores, and grocery stores. The food service establishments are primarily full service restaurants and small self-service restaurants. The neighboring properties located off of Irving Street are primarily zoned for one- and two-family dwellings.

4. **Proposal.** The proposal is to install a new wireless telecommunications services (WTS) facility consisting of eight panel antennas mounted to an existing mechanical/stair penthouse located on the roof of a seven-story mixed-use building, and operated as part of the T-Mobile telecommunications network. The eight proposed panel antennas will be mounted to the exterior of the penthouse and painted to match. Each antenna measures approximately 4'-9" long by 1'-1" wide by 3" thick. The proposed antennas would be at a maximum height of approximately 84' above grade, and will not exceed the height of the penthouse. The eight panel antennas will be powered by four equipment cabinets located along the east wall of an enclosed ground floor garage. The proposal also includes the removal of a non-active WTS facility that was formerly operated by Metricom consisting of 10 panel antennas mounted to the mechanical/stair penthouse and two equipment cabinets located inside the ground floor garage.
  
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 September 14, 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 Sections 711.83 and 790.80 to allow the installation of a WTS facility consisting of sixteen panel antennas mounted to an existing mechanical/stair penthouse of a seven-story mixed use building, located at 1844 Irving Street, as part of the Metricom telecommunications network.

On September 6, 2001, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use pursuant to Planning Code Sections 711.83 and 790.80 to allow the installation of a WTS facility consisting of three panel antennas mounted to an existing mechanical/stair penthouse of a seven-story mixed use building, located at 1844 Irving Street, as part of the Metro PCS 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 2, since the subject building contains a legally existing WTS facility operated by MetroPCS.
  
7. **Radio Waves Range.** According to the Project Sponsor, the proposed wireless network will transmit and receive calls by radio waves operating in the 1960 – 2155 and 1745 – 1895 Megahertz (MHz) bands, 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. Once the installation is constructed and operational, a second report documenting the actual RF emissions will be prepared and evaluated for compliance.
9. **Department of Public Health Review and Approval.** The existing RF levels at the ground level of the site were less than 1% of the most restrictive FCC public exposure limit. T-Mobile proposes to install six new RFS Model APX16DWV-16DWV-S-E-A20 antennas, and one Andrew Model TMZXXX-6516-R2M antenna. The estimated ambient RF field from the proposed T-Mobile transmitters at ground level is calculated to be 0.00044 mW/square centimeter, which is 0.044% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend 20 feet and does not reach any publicly accessible areas. Exclusion zones marked with yellow striping must be placed on the roof extending to the roof edge in front of the antennas. Warning signs must be posted at the roof access door, barricades and antennas in English, Spanish and Chinese. Workers should not have access within three feet of the front of the antennas while they are in operation.
10. **Maintenance Schedule.** According to the Project Sponsor, the proposed WTS facility will be unmanned and will require only a monthly service visit by a T-Mobile maintenance team, or when necessary, such as in response to an unexpected power outage for more than four hours.
11. **Community Outreach.** A Community Outreach Meeting was conducted for the proposed project. The meeting was held at 6:00 PM on Thursday, December 3, 2009, at the Woodside International School at 1555 Irving Street, San Francisco, CA 94122. The Community Outreach Meeting was hosted by the Project Sponsor, and Bill Hammett, representing Hammett and Edison, Inc. According to the Project Sponsor, the meeting was attended by one member of the public who asked questions regarding the proposal's details and design.
12. **Five-year plan:** T-Mobile submitted its latest five-year plan, as required, on October, 2009.
13. **Public Comment.** To date the Department has received one letter and two phone calls from public in opposition to the project.
14. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the amendments to Planning Code in the following manner:
  - A. **Use.** A WTS facility is considered a public utility under Planning Code Section 711.83, which requires Conditional Use authorization in the NC-2 District.
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 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, nature, location on the project site to be compatible with the commercial nature of the immediate area. The approval of this authorization has been found, first and foremost, to insure public safety, and ensure 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 improved facilities for emergency transmission and improved communication for the neighborhood, community and the region. The Project has been designed to be compatible with existing development in the neighborhood, and minimally visible from street view due to the height above grade that the proposed WTS facility is located.*

- 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 proposal to establish a new WTS facility consisting of eight panel antennas. According to the Project Sponsor the WTS facility would operate as an unmanned facility, which will only require once a month access for service by a two person maintenance team.*

- 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, once the facility is built, impacts with regards to the above will likely be insignificant.*

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

*The Project has been designed to minimize its visual impacts by having the proposed panel antennas mounted and painted to match an existing mechanical/stair penthouse that has a maximum height of approximately 84 feet above grade, and is setback at least 16 feet from the building's roof parapet. Additionally the project will also not affect any existing landscaping, lighting, or service areas. All signage 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.*

- 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.

*In the event that traditional land line telephones are rendered inoperable during a natural disaster 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 improving wireless 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.

*The Project will not adversely impact public transit or place a burden on the existing supply of parking in the neighborhood. According to the Project Sponsor, the proposed WTS facility will be unmanned that will require monthly service visits from a T-Mobile maintenance crew, or when necessary.*

- 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, since the WTS facility's panel antennas will not increase the maximum height of the existing building.*

- 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 Section 711.83 and 303 to install a new wireless telecommunications services (WTS) facility consisting of eight panel antennas mounted to an existing mechanical/stair penthouse of a seven-story mixed-use building, as part of T-Mobile's wireless telecommunications network within a NC-2 (Neighborhood Commercial, Small-scale) Zoning District and a 105-A 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 **June 24, 2010**.

---

Linda Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 24, 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 711.83 and 303 to install a new wireless telecommunication services (WTS) facility consisting of eight panel antennas mounted to the existing mechanical/stair penthouse of a mixed-use building located at 1844 Irving Street, as part of the T-Mobile wireless telecommunications network in a NC-2 (Neighborhood Commercial, Small-scale) Zoning District and a 105-A Height and Bulk District.
2. The Project approved by this Motion is in general conformity with the plans dated November 23, 2009, on file with the Department in the docket for Case No. 2009.0934C (labeled EXHIBIT B), reviewed and approved by the Commission on June 24, 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 June 24, 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.

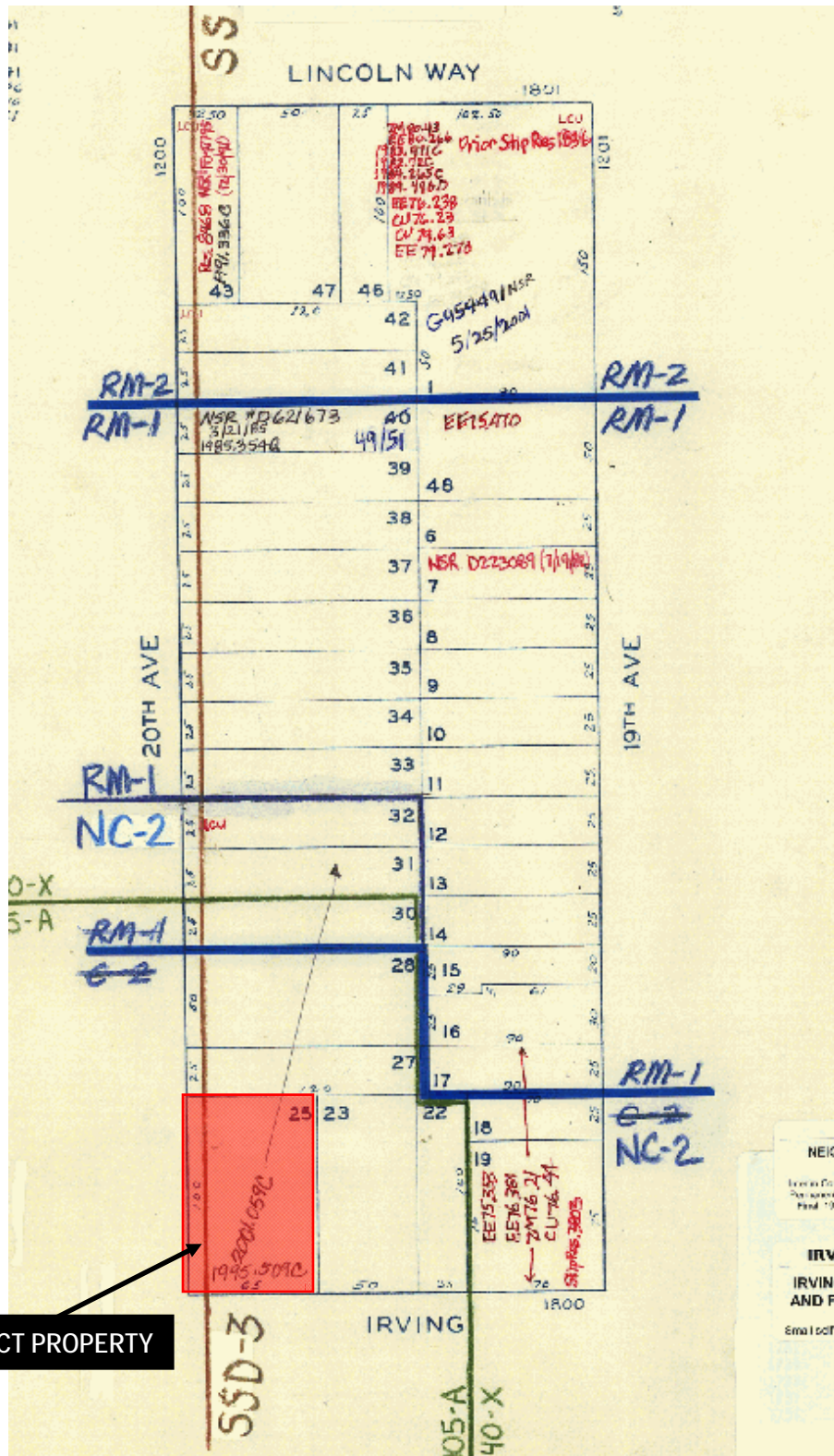
18. Complaints and Proceedings. Should any party complain to the Project Sponsor about the installation or operation of the facilities, which complaints are not resolved by the Project Sponsor, the Project Sponsor (or its appointed agent) shall advise the Zoning Administrator of the complaint and the 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: June 24, 2010**

**CASE NO. 2009.0934C**  
**1844 Irving Street**

ACP:G:\DOCUMENTS\CU\1844 Irving Street\1844 Irving Street - 2009.0934C - Motion.DOC

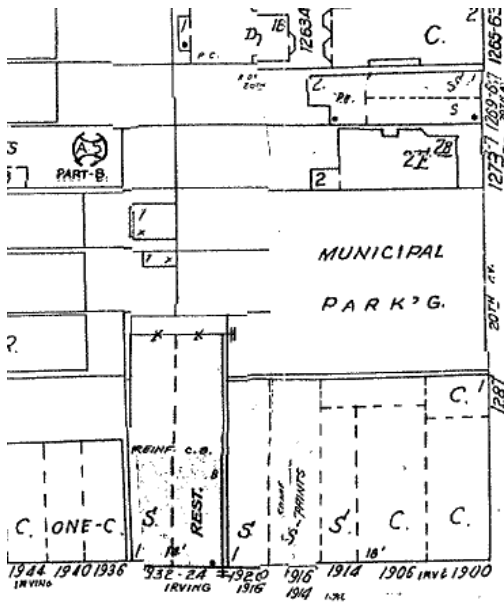
# Parcel Map



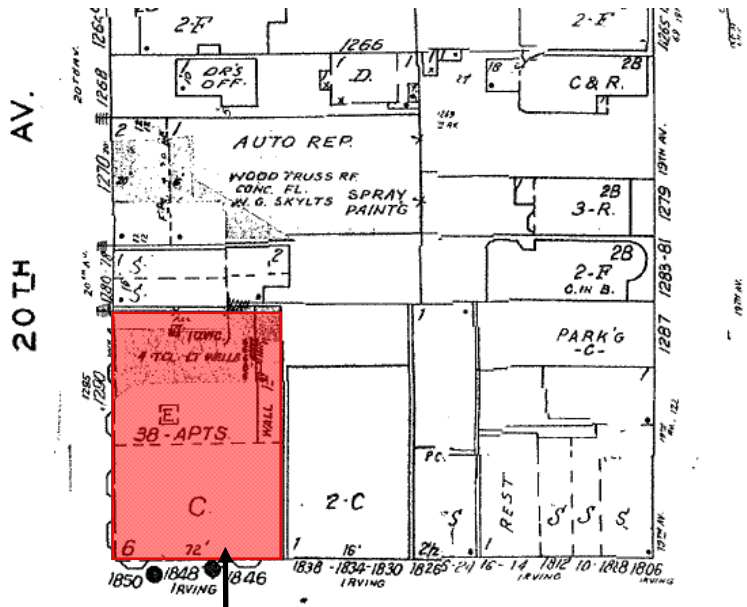
**SUBJECT PROPERTY**

Conditional Use Request Hearing  
 Case Number 2009.0934C  
 Wireless Telecommunications Facility  
 1844 Irving Street

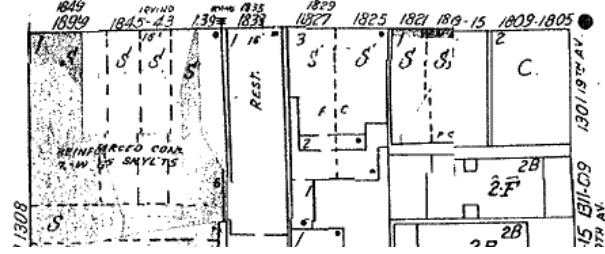
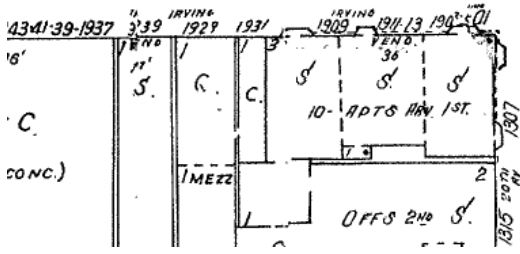
# Sanborn Map\*



IRVING



SUBJECT PROPERTY



8" W PIPE

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



Conditional Use Request Hearing  
 Case Number 2009.0934C  
 Wireless Telecommunications Facility  
 1844 Irving Street

# Aerial Photo view looking North



**SUBJECT PROPERTY**

Conditional Use Request Hearing  
Case Number 2009.0934C  
Wireless Telecommunications Facility  
1844 Irving Street

# Aerial Photo view looking South



**SUBJECT PROPERTY**

Conditional Use Request Hearing  
Case Number 2009.0934C  
Wireless Telecommunications Facility  
1844 Irving Street



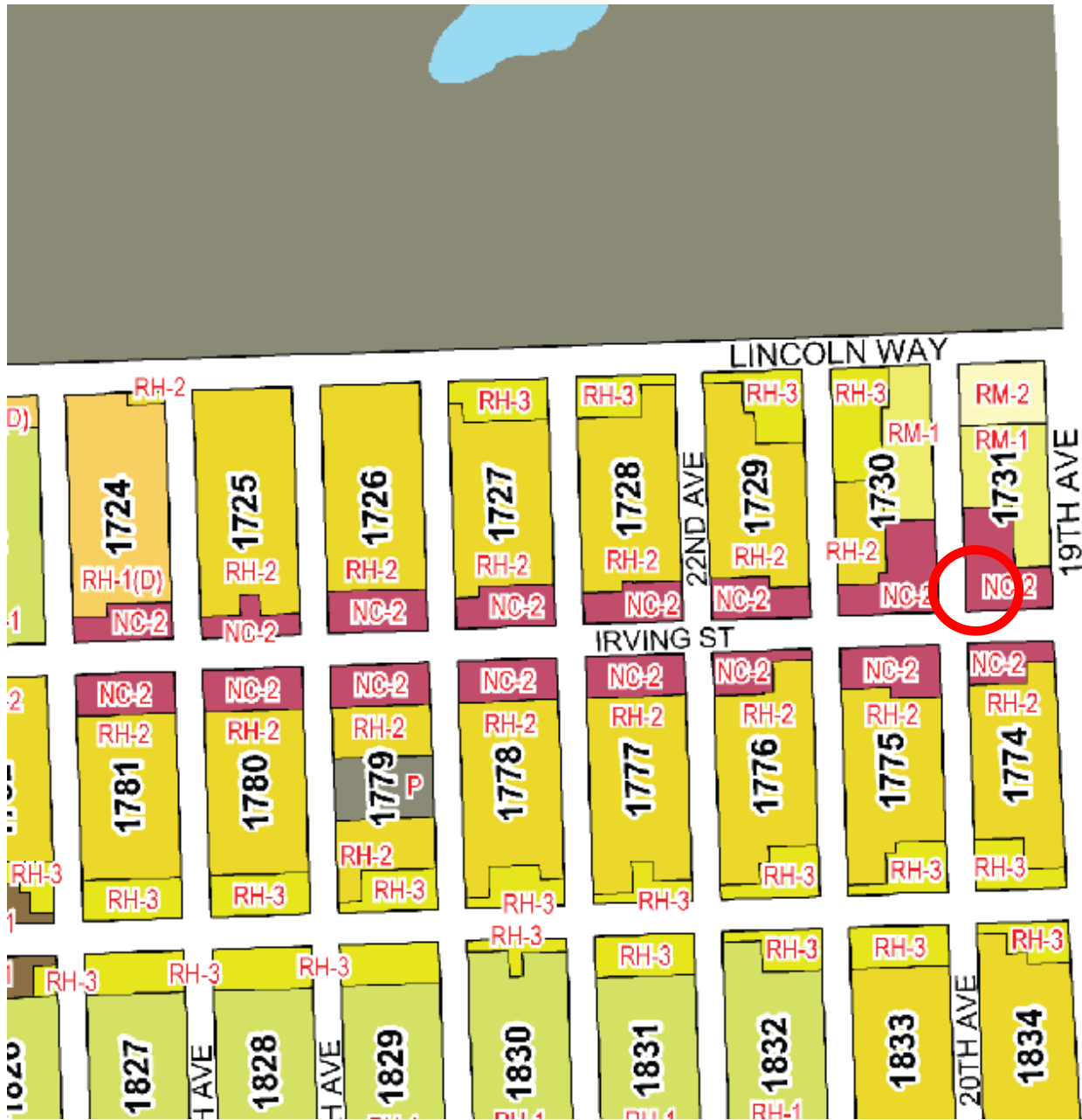
# Aerial Photo view looking East



**SUBJECT PROPERTY**

Conditional Use Request Hearing  
Case Number 2009.0934C  
Wireless Telecommunications Facility  
1844 Irving Street

# Zoning Map



Conditional Use Request Hearing  
Case Number 2009.0934C

Wireless Telecommunications Facility  
1844 Irving Street

# Site Photo



Conditional Use Request Hearing  
Case Number 2009.0934C  
Wireless Telecommunications Facility  
1844 Irving Street



**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:** 1844 Irving St. (#SF53449D)

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 is currently several existing wireless telecommunications facilities located at this site which are operated by MetroPCS. Existing RF levels at the ground were less than 1% of the most restrictive public exposure limit. T-Mobile proposes to install six RFS Model APX16DWV-16DWV-S-E-A20 antennas and one Andrew Model TMZXXX-6516-R2M. The antennas would be mounted approximately 81 feet above ground level. The estimated ambient RF field from the proposed T-Mobile transmitters at ground level is calculated to be 0.00044 mW/sq. cm<sup>2</sup>., which is .044% of the FCC public exposure limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is expected to extend 20 feet and does not reach any publicly accessible areas. Warning signs must be placed at the antenna 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

  \$178.00   Charges to Project Sponsor (in addition to previous charges, to be received at time of receipt by Sponsor)

Signed \_\_\_\_\_ Date February 17, 2010

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



**T-Mobile West Corp. • Proposed Base Station (Site No. SF53449D)  
1844 Irving 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 West Corp., a personal wireless telecommunications carrier, to evaluate the base station (Site No. SF53449D) proposed to be located at 1844 Irving 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 by the undersigned engineer on August 4, 2009, a non-holiday weekday, and reference has been made to zoning drawings by Streamline Engineering and Design, dated July 6, 2009, and to additional information provided by T-Mobile.

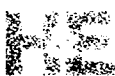
**Checklist**

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

Several directional panel antennas had been observed for use by MetroPCS, another wireless telecommunications carrier, installed on view screens above the roof of the six-story mixed-use building located at 1844 Irving Street in San Francisco. Existing RF levels at ground 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.



**T-Mobile West Corp. • Proposed Base Station (Site No. SF53449D)  
1844 Irving Street • San Francisco, California**

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

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

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

T-Mobile proposes to mount seven directional panel antennas on the view screens, at an effective height of about 81 feet above ground, 8<sup>1</sup>/<sub>2</sub> feet above the roof. Six RFS Model APX16DWV-16DWV-S-E-A20 antennas would be mounted with up to 3° downtilt and would be oriented in pairs toward 60°T, 135°T, and 300°T. The other antenna, an Andrew Model TMZXXX-6516-R2M antenna, would be mounted with 2° downtilt and would be oriented toward 225°T.

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 to be installed is 22 watts. The power rating of the Metro transmitters was proposed to be 16 watts. The actual operating power of the transmitters will depend upon the system losses encountered after the physical cabling runs have been installed; the transmitters may operate at a power 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.

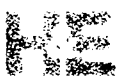
The maximum effective radiated power proposed by T-Mobile in any direction is 1,180 watts, representing the simultaneous operation of two channels at 590 watts each. The number of watts for the Metro operation was proposed to be 1,890 watts.

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

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

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed T-Mobile operation by itself is calculated to be 0.00044 mW/cm<sup>2</sup>, which is 0.044% of the applicable public exposure limit. The ambient RF levels at the site therefore are estimated to remain below 1%. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 20 feet out from the antenna faces and to much lesser distances above, below, and to the sides of the antennas; this does not reach any publicly accessible areas.





**T-Mobile West Corp. • Proposed Base Station (Site No. SF53449D)  
1844 Irving Street • San Francisco, California**

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 3 feet directly in front of the T-Mobile antennas themselves, such as might occur during building maintenance activities, should be allowed while the antennas are in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory warning signs\* at the roof access door and at the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet the guidelines adopted by the FCC.

10. Statement of authorship.

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

**Conclusion**

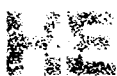
Based on the information and analysis above, it is my professional opinion that the proposed T-Mobile West Corp. base station operation at 1844 Irving Street in San Francisco can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment.

August 5, 2009



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

\* Warning signs should comply with OET-65 color, symbol, and content conventions. In addition, 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.



Permit Me, Inc.  
3850 23<sup>rd</sup> St.  
San Francisco, CA 94114  
Tel.: 415.722.1183  
Email: CamiciaConsultant@gmail.com

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December 4, 2009

Adrian Putra  
1650 Mission St.  
Suite 400  
San Francisco, CA 94103

Dear Mr. Putra:

**[T-Mobile Application No. 2009.0934C (1844 Irving St.)]**

Please accept this letter and the enclosed materials as evidence of the Community Outreach Meeting (COM) held on Thursday December 3, 2009 from 6:00pm-7:15pm at the Woodside International School located at 1555 Irving St. Included in this packet please find the following documents:

1. The COM Affidavit
2. A copy of the COM Sign-In Sheet
3. A copy of the Notice of Neighborhood Meeting mailed to all property owners and occupants within 500 feet of the subject property
4. A list, prepared by Radius Services, including each address to which the notices were mailed

The meeting was hosted by me, Joseph Camicia acting on behalf of T-Mobile, and Bill Hammett, representing Hammett and Edison, Inc.

Only one woman attended the meeting during the hour and fifteen minute period. The woman, who said she lived on 20<sup>th</sup> Ave. near the subject building, was unsure of the project details and simply wanted to know more about T-Mobile's proposal. I answered a few questions about the project's design and she left without signing the sign-in sheet.

Please review the enclosed materials at your earliest convenience and let me know if the application is lacking any additional information. If your schedule and that of Planning Commission permits, I hope to take this item before the Commission in February 2010.

Sincerely,



Joseph Camicia  
Land Use Planning Consultant

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

I, JOSEPH CAMICIA, 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, DECEMBER 3, 2007 IN SAN FRANCISCO


  
Signature

JOSEPH CAMICIA  
Name (type or print)

AGENT FOR T-MOBILE  
Relationship to Project, e.g., Owner, Agent  
(if Agent, give business name and profession)

1844 IRVING ST.  
Project Address

**COMMUNITY OUTREACH MEETING**  
**T-Mobile Project: US Bank (Site SF53449)**  
**Date: Thursday December 3, 2009, 6:00 pm**

	Name	Signature	Address	Phone number
1	JOE CAMICIA		1555 IRVING ST.	415-722-1183
2				
3				
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NOTICE OF NEIGHBORHOOD MEETING

To: All Neighbors and Owners within a 500 foot radius of 1844 Irving Street, San Francisco, CA

Meeting Information
Date: Thursday, December 3, 2009
Time: 6:00 p.m.
Where: Woodside International School
1555 Irving St
San Francisco, CA

Site Information
Address: 1844 Irving St.
Block/Lot: 1731/025
Zoning: NC-2

Applicant
T-Mobile West Corporation

Contact Information
Joseph Camicia
Permit Me, Inc.
(415) 722-1183

T-Mobile is proposing a wireless communication facility at the mixed-use building located at the northeast corner of Irving St. and 20th Ave., San Francisco (project address: 1844 Irving St). The proposed T-Mobile wireless site would be an unmanned facility consisting of 8 antennas flush-mounted to an existing rooftop equipment enclosure. T-Mobile's antennas will be installed adjacent to MetroPCS's existing antennas and will be painted to match their surroundings. All associated equipment will be installed on the eastern portion of the roof and will only be minimally visible above the parapet.

You are invited and encouraged to attend the Community Outreach Meeting, to be held at the Woodside International School, 1555 Irving St., San Francisco, California on Thursday, December 3, 2009 at 6:00 p.m. to learn more about the project. This project will be scheduled for a Planning Commission Hearing at a later date.

If you have any questions regarding the proposal and are unable to attend the meeting, please contact Joseph Camicia at (415) 722-1183. Please contact Adrian Putra, City of San Francisco Planning Department, at (415) 575-9079, 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 1844 Irving Street, San Francisco, CA

Información sobre la reunión
Date: Jueves 3 de diciembre de 2009
Hora: 6:00 de la tarde
Lugar: Woodside International School
1555 Irving St
San Francisco, CA

Información sobre el sitio
Dirección: 1844 Irving St.
Bloque/Lote: 1731/025
Zona: NC-2

Solicitante
T-Mobile West Corporation

Información de contacto
Joseph Camicia
Permit Me, Inc.
(415) 722-1183

T-Mobile propone una nueva instalación de comunicación inalámbrica ubicada en la esquina noreste de Irving St. y 20th Ave., San Francisco (dirección del proyecto: 1844 Irving St). El sitio inalámbrico propuesto por T-Mobile sería una instalación sin personal consistente en 8 antenas montadas al ras sobre un cerramiento para equipos ubicado en el techo. Las antenas de T-Mobile se instalarán adyacentes a las antenas existentes de MetroPCS y se pintarán para que se correspondan con los alrededores. Todos los equipos relacionados se instalarán en la parte este del techo y solamente serán mínimamente visibles por encima de parapeto

Está usted invitado a asistir a una reunión informativa para la comunidad en Woodside International School, 1555 Irving St., San Francisco, California el jueves 3 de diciembre de 2009 a las 6:00 de la tarde para obtener más información acerca del proyecto. La revisión de este proyecto por parte de la Comisión de Planeación será programada para una fecha posterior.

Si tiene alguna pregunta referente a la propuesta o no puede concurrir a la reunión, por favor póngase en contacto con Joseph Camicia al (415) 722-1183. Por favor póngase en contacto con Adrian Putra, del Departamento de Planeación de San Francisco al teléfono (415) 575-9079, si tiene alguna pregunta sobre el proceso de planeación.

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

社區會議通知

致：加州三藩市 Irving 街 1844 號周圍五百英尺內的居民和業主

會議詳情
日期：2009 年 12 月 3 日 (星期四)
時間：晚上 6 00
地點：Woodside International School
1555 Irving St
San Francisco, CA

設施地點資料
地址：1844 Irving St
街段 / 地段：1731/025
劃區：NC-2

申請公司
T-Mobile West Corporation

聯絡人
Joseph Camicia
Permit Me, Inc.
(415) 722-1183

T-Mobile 公司建議在位於三藩市 Irving 街和第 20 街東北角 (計劃地址：1844 Irving St) 的多用途大樓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，包括在現有屋頂設備罩上對齊安裝八條天線。T-Mobile 的天線將安裝在 MetroPCS 現有天線旁，並將上漆與四周外觀一致。所有連帶設備將安裝在屋頂東邊，只會高出矮牆少許。

我們誠意邀請您出席將於 2009 年 12 月 3 日星期四晚上 6 00 在 Woodside International School (1555 Irving St., San Francisco, California) 舉行的社區諮詢會議，進一步了解本計劃。本計劃將於日後在規劃委員會聽證會 (Planning Commission Hearing) 上審核。

若對上述建議有任何疑問，但無法出席社區會議，請致電 (415) 722-1183 與 Joseph Camicia 聯絡；若對三藩市規劃程序有任何疑問，請致電 (415) 575-9079 與三藩市規劃部 (City of San Francisco Planning Department) Adrian Putra 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。

This is concerning Case # 2009-0934C.  
I am writing against having a wireless  
telecommunication services (WTS) facility consisting  
of 8 panel antennas. This poses a  
big risk to my health as I ~~am~~ have  
been living here for many years. The  
congestion in this area has already  
grown so bad through the years.  
I don't think this is a good idea for  
me and my husband. I also take  
care of my grandson here and don't  
want to expose him to it. Jefferson  
Elementary school is just a few  
blocks away too and I am sure  
the parents would not want this as  
it may affect the children that are  
so young and vulnerable to anything  
negative in their environment.

Sincerely,  
Lyn Wilson  
1259 APT A 21st Ave  
SF, CA 94122  
(415) 564-6734

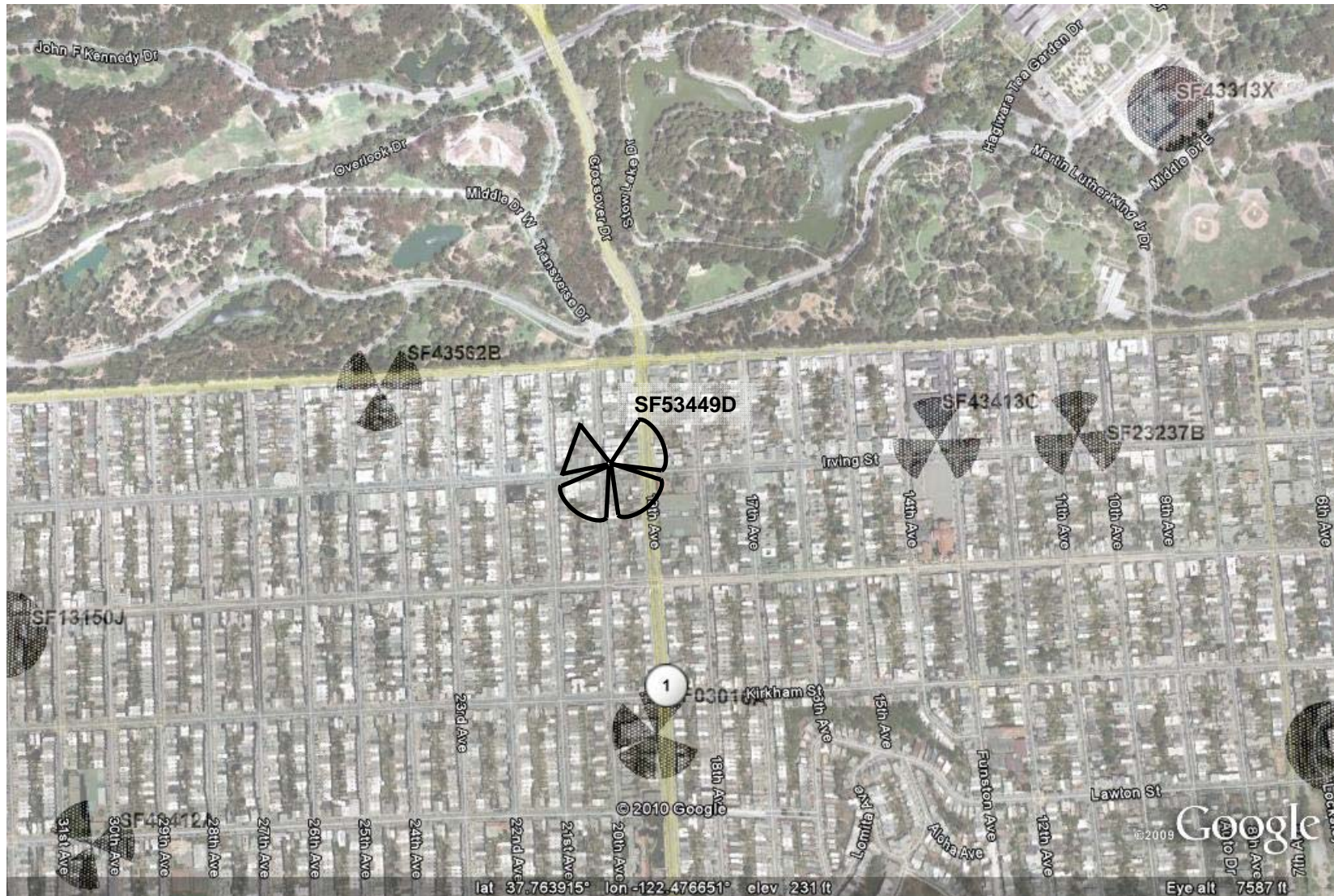


# Coverage Maps

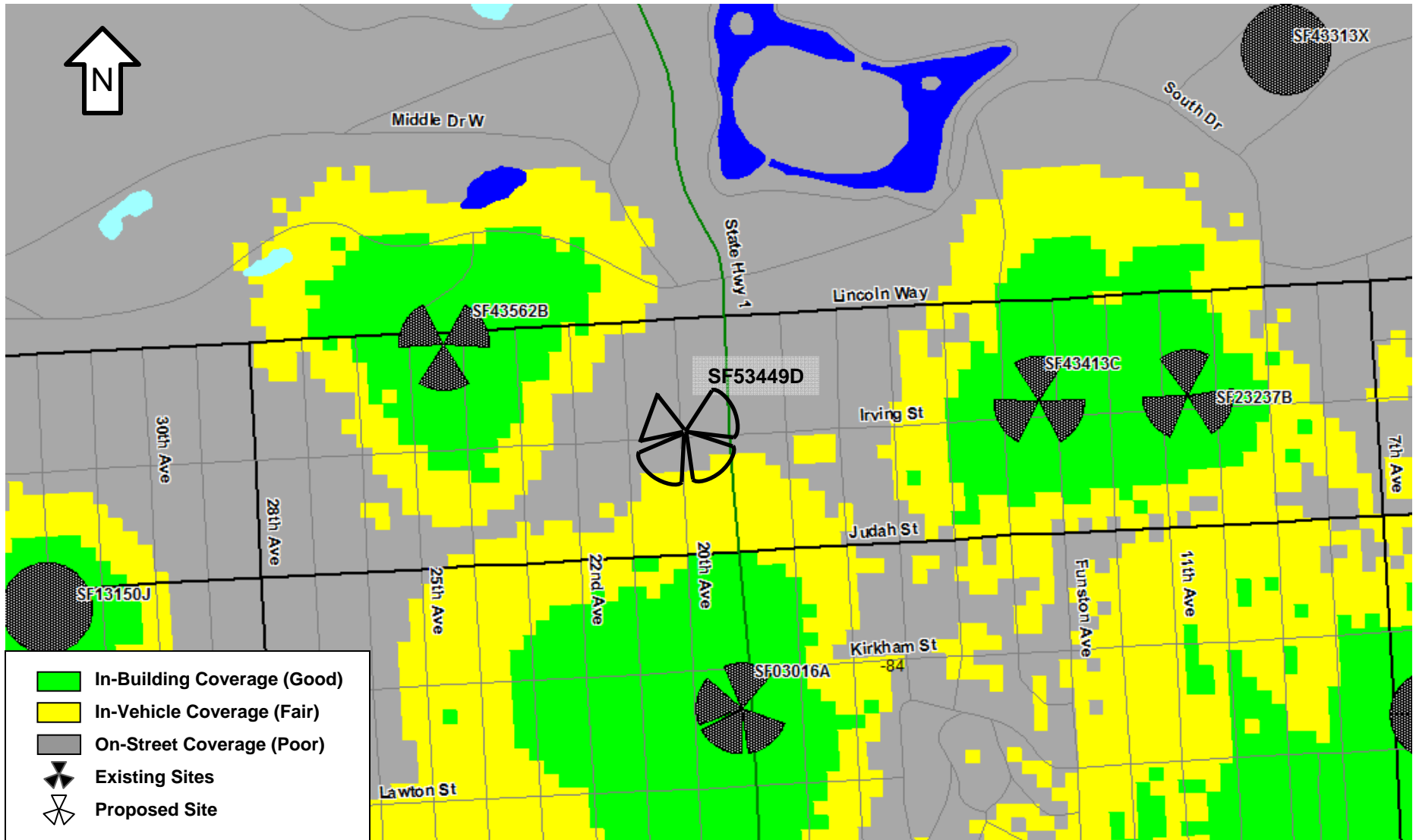
**SF53449D**

**U.S. Bank**

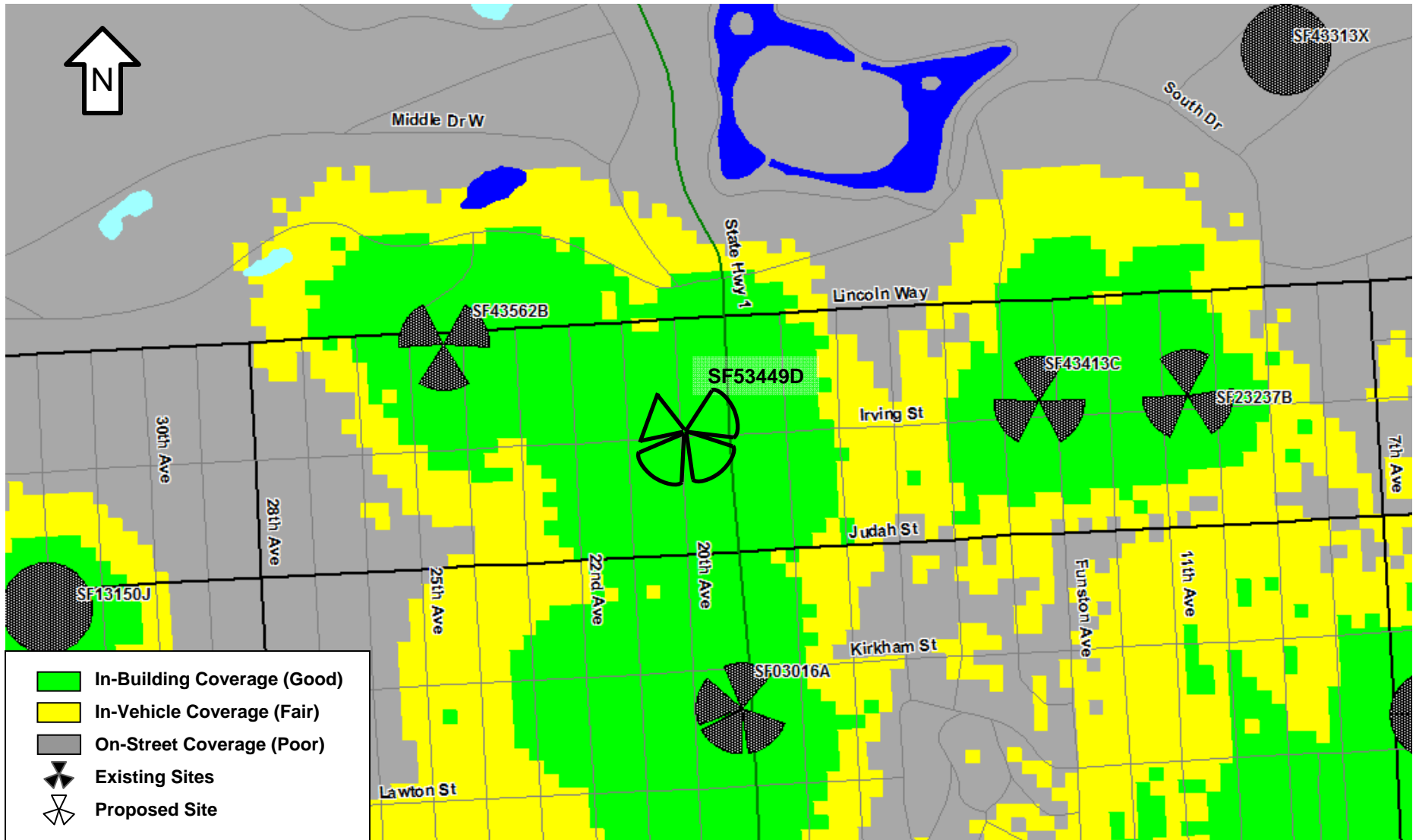
**1844 Irving St. San Francisco, CA 94122**







# T-Mobile Coverage with Proposed Site



**ROCKSOLID**  
COVERAGE

T-MOBILE WEST CORPORATION



1855 GATEWAY BLVD 9TH FLOOR  
CONCORD, CA 94520

US BANK  
SF53449

US BANK

SF53449  
1844 IRVING ST  
SAN FRANCISCO, CA 94122

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	07-06-09	ZD 90%	
	11-17-09	ZD 100%	
▲	01-14-10	ZD 100%	PL
-	-	-	-
-	-	-	-

DRAWN BY: C. CODY  
CHECKED BY: L. HOUGHTBY  
APPROVED BY: B. McCOMB  
DATE: 01/14/10

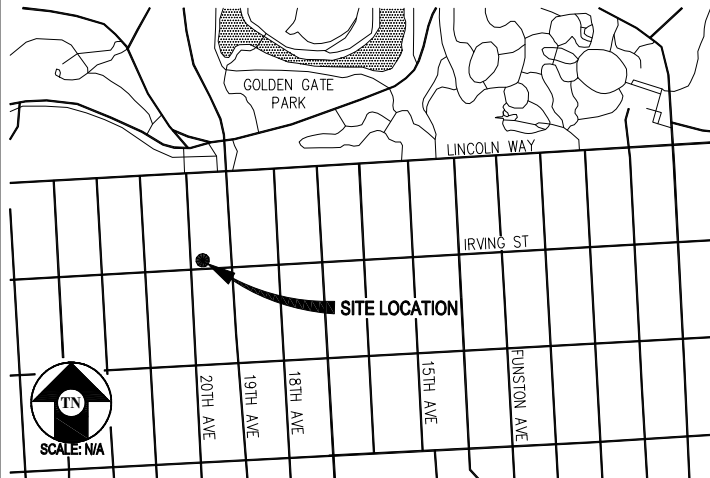
**Streamline Engineering and Design, Inc.**  
11766 Atwood Rd, Suite 20 Auburn, CA 95603  
Contact: Larry Houghtby Phone: 916-275-4180  
E-Mail: larry@streamlineeng.com Fax: 530-823-8783

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PROJECT DESCRIPTION

A (P) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF REMOVING (2) (E) METRICOMM CABINETS & AN (E) SUBPANEL & ADDING (4) (P) BTS UNITS, (2) (P) BATTERY CABINETS, & (8) (P) T-MOBILE ANTENNAS TO BE PAINTED TO MATCH (E) BUILDING.

VICINITY MAP



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:

- 2007 CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
- 2007 CALIFORNIA BUILDING CODE
- 2007 CALIFORNIA ELECTRICAL CODE
- 2007 CALIFORNIA MECHANICAL CODE
- 2007 CALIFORNIA PLUMBING CODE
- 2007 CITY OF SAN FRANCISCO FIRE CODE
- LOCAL BUILDING CODES
- CITY/COUNTY ORDINANCES
- ANSI/EIA-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 1105B.3.4.2, EXCEPTION 1

PROJECT INFORMATION

SITE NAME: US BANK SITE #: SF53449  
 COUNTY: SAN FRANCISCO JURISDICTION: CITY OF SAN FRANCISCO  
 APN: 1731-025 POWER: PG&E  
 SITE ADDRESS: 1844 IRVING STREET SAN FRANCISCO, CA 94122 TELEPHONE: AT&T  
 CURRENT ZONING: NC-2  
 CONSTRUCTION TYPE: IV  
 OCCUPANCY TYPE: U  
 PROPERTY OWNER: LSL PROPERTY HOLDINGS  
 2099 MARKET ST  
 SAN FRANCISCO, CA 94114  
 ATTN: ANTOINETTE DICICCO  
 (415) 861-1160  
 APPLICANT: T-MOBILE  
 1855 GATEWAY BLVD 9TH FLOOR  
 CONCORD, CA 94520-3200  
 LEASING CONTACT: ATTN: BILL WALTON  
 PERMIT ME INC  
 3850 23RD STREET  
 SAN FRANCISCO, CA 94114  
 (415) 200-9819  
 ZONING CONTACT: ATTN: JOSEPH CAMICIA  
 PERMIT ME INC  
 3850 23RD STREET  
 SAN FRANCISCO, CA 94114  
 (415) 722-1183  
 CONSTRUCTION CONTACT: ATTN: KRESSTON HAYNES  
 SITE SERVICES LLC  
 100 TOWER ROAD  
 AMERICAN CANYON, CA 94503  
 (209) 938-7251  
 LATITUDE: N 37° 45' 49.60" NAD 83  
 LONGITUDE: W 122° 28' 40.81" NAD 83  
 AMSL: ±222.4'

DRIVING DIRECTIONS

- FROM: 1855 GATEWAY BLVD, CONCORD, CA 94520-3200  
 TO: 1844 IRVING STREET, SAN FRANCISCO, CA 94122
- START OUT GOING SOUTHEAST ON GATEWAY BLVD. 0.0 MI
  - TURN SLIGHT RIGHT ONTO CLAYTON RD. 0.3 MI
  - MERGE ONTO CA-242 S. 1.0 MI
  - MERGE ONTO I-680 S VIA THE EXIT ON THE LEFT TOWARD OAKLAND/SAN JOSE. 3.5 MI
  - MERGE ONTO CA-24 W TOWARD OAKLAND/LAFAYETTE. 13.6 MI
  - MERGE ONTO I-580 W TOWARD SAN FRANCISCO. 1.5 MI
  - MERGE ONTO I-80 W VIA THE EXIT ON THE LEFT TOWARD SAN FRANCISCO (PORTIONS TOLL). 8.2 MI
  - MERGE ONTO US-101 N/CENTRAL FWY TOWARD GOLDEN GATE BRIDGE. 1.1 MI
  - US-101 N/CENTRAL FWY BECOMES OCTAVIA BLVD. 0.3 MI
  - TURN LEFT ONTO FELL ST. 1.6 MI
  - STAY STRAIGHT TO GO ONTO KEZAR DR. 0.7 MI
  - KEZAR DR BECOMES LINCOLN WAY. 0.9 MI
  - TURN LEFT ONTO 18TH AVE. 0.1 MI
  - TURN RIGHT ONTO IRVING ST. 0.1 MI
  - END AT 1844 IRVING ST SAN FRANCISCO, CA 94122-1818

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	A
LS-1	SURVEY	-
A-1	SITE PLAN & ENLARGED SITE PLAN	A
A-2	EQUIPMENT PLAN	A
A-3	ANTENNA PLAN & DETAILS	A
A-4	ELEVATIONS	A
A-5	ELEVATION	A

APPROVAL

RF
LEASING
ZONING
CONSTRUCTION
T-MOBILE
RF MGR

T-MOBILE WEST CORPORATION  
T-Mobile

1855 GATEWAY BLVD 9TH FLOOR  
CONCORD, CA 94520

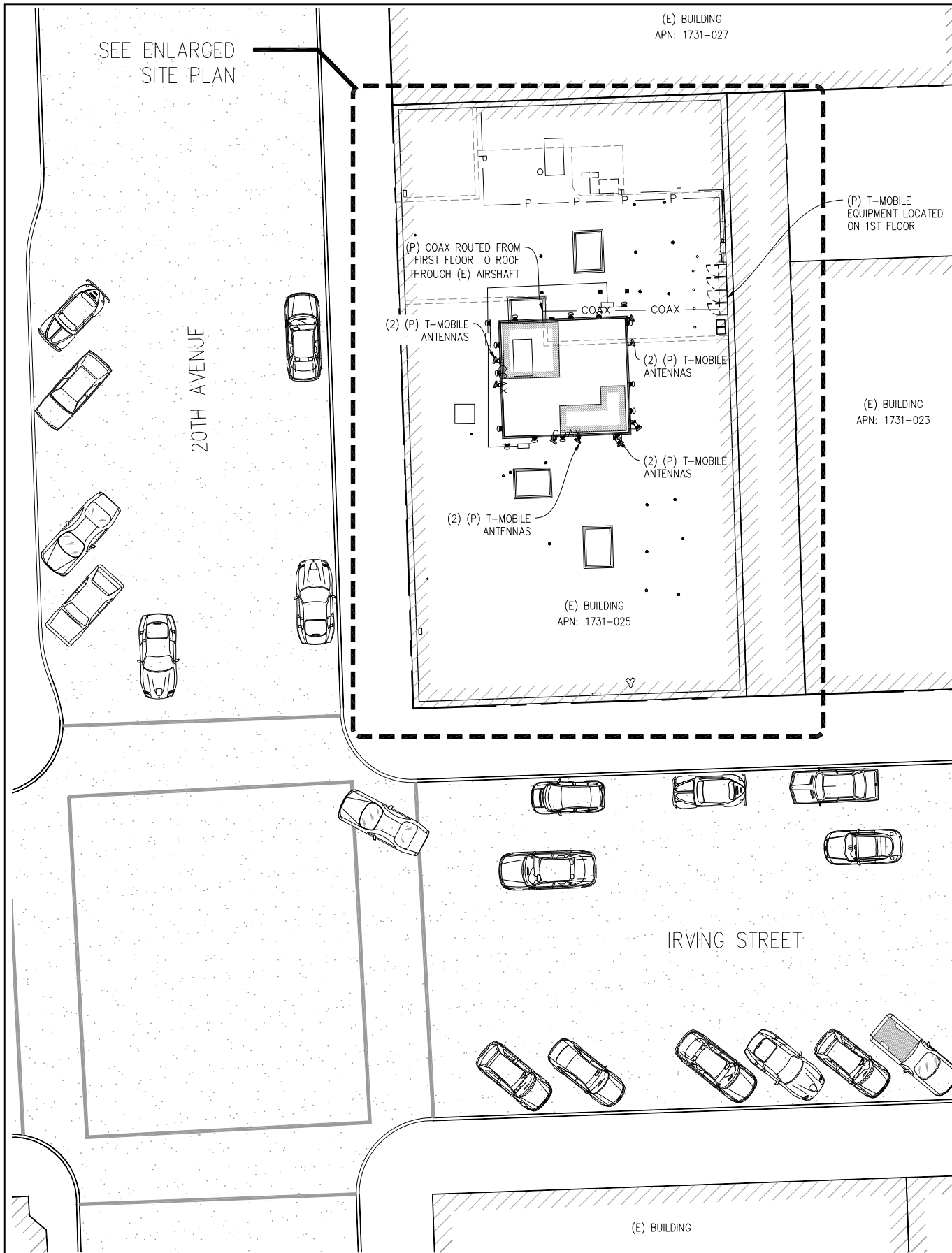
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TITLE

SHEET NUMBER:

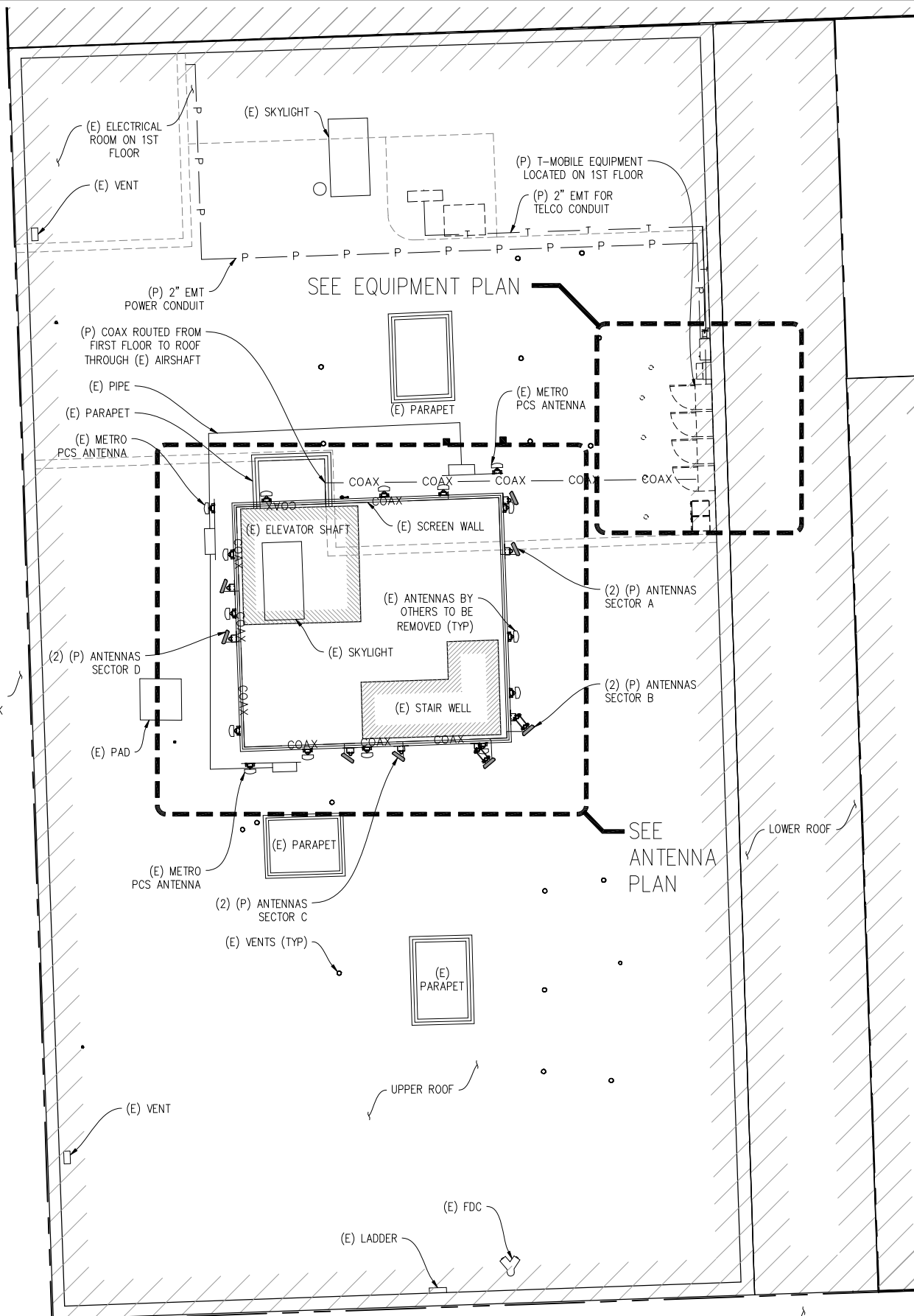
T-1





SITE PLAN

1"=10'



ENLARGED SITE PLAN

1"=5'



US BANK

SF53449  
1844 IRVING ST  
SAN FRANCISCO, CA 94122

ISSUE STATUS

DATE	DESCRIPTION	BY
07-06-09	ZD 90%	
11-17-09	ZD 100%	
01-14-10	ZD 100%	PL
-	-	-
-	-	-
-	-	-

DRAWN BY: C. CODY  
CHECKED BY: L. HOUGHTBY  
APPROVED BY: B. McCOMB  
DATE: 01/14/10

**Streamline Engineering**  
and Design, Inc.

11766 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 &  
ENLARGED SITE PLAN

SHEET NUMBER:  
**A-1**

US BANK

SF53449  
1844 IRVING ST  
SAN FRANCISCO, CA 94122

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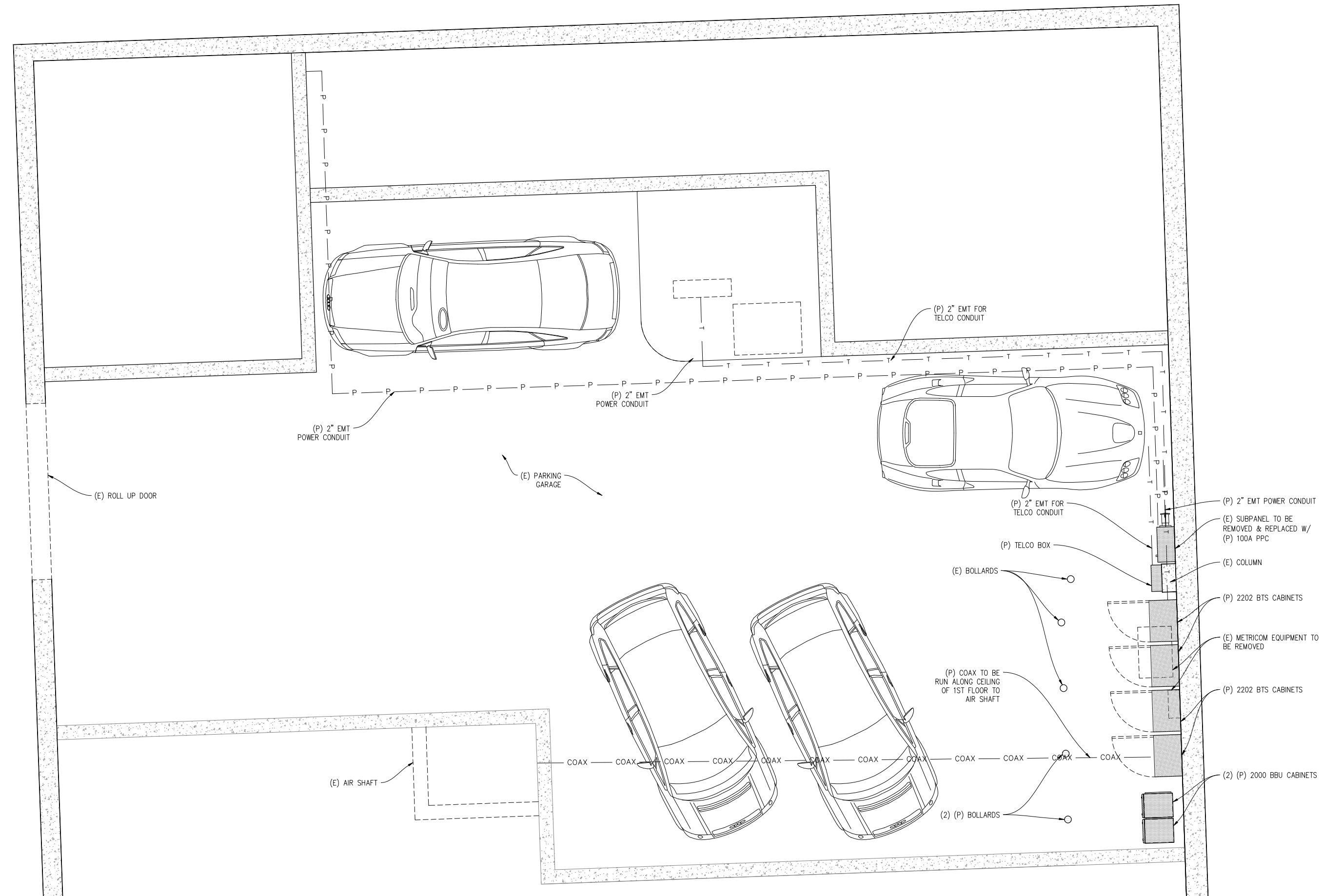
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EQUIPMENT PLAN  
1/2"=1'



T-MOBILE WEST CORPORATION  
**T-Mobile**

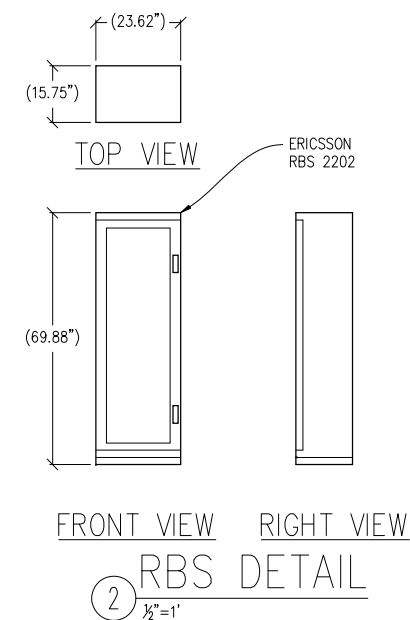
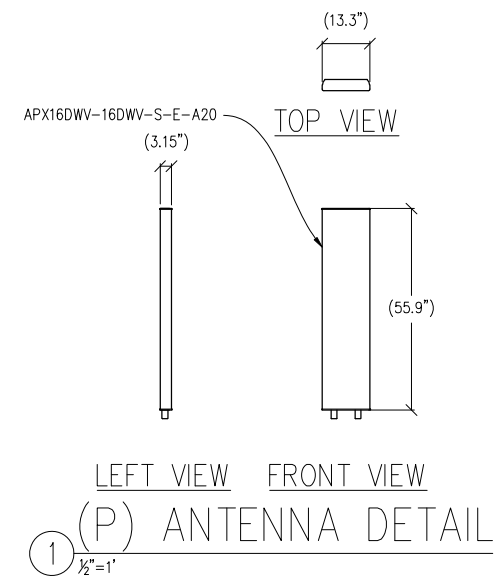
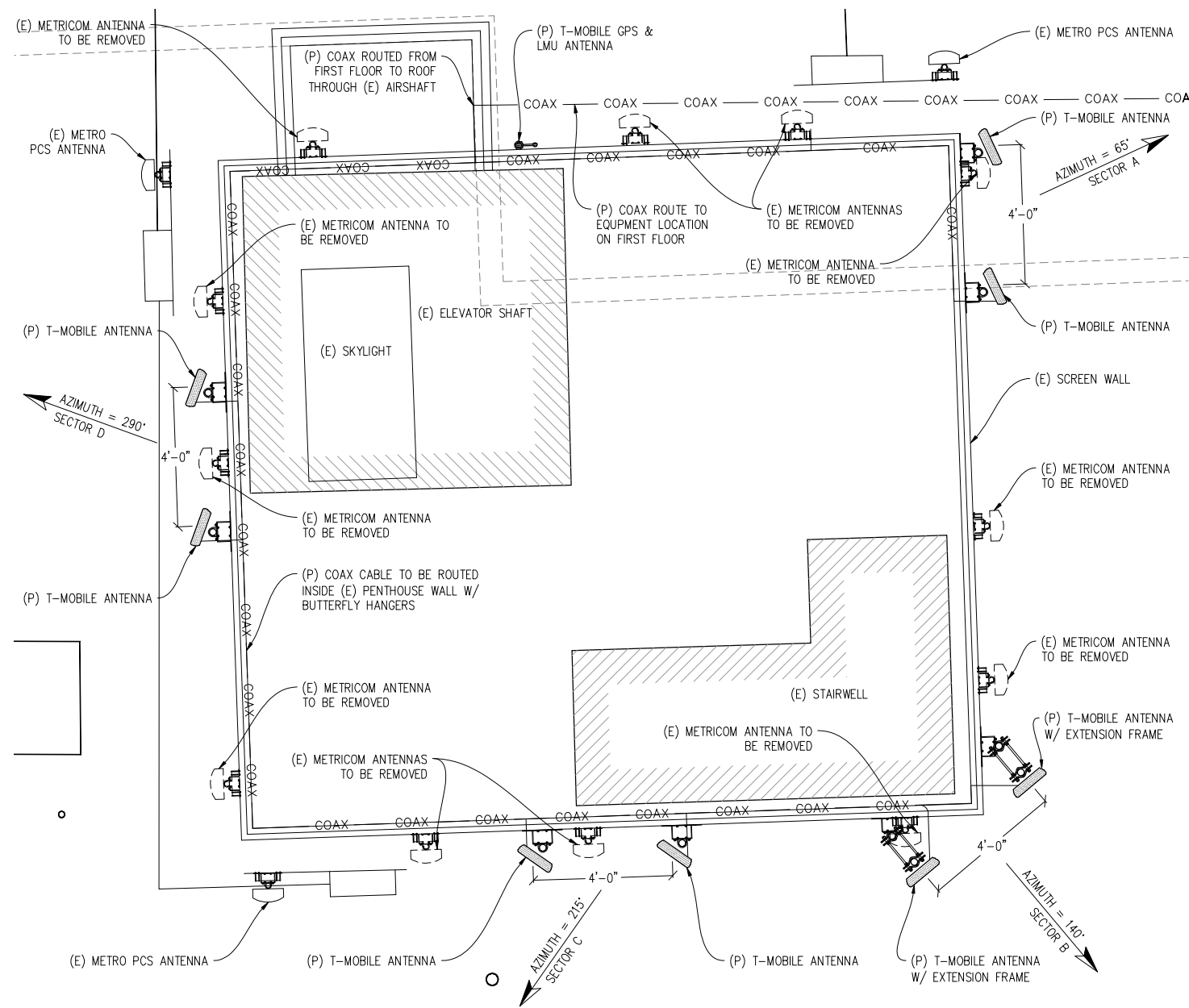
1655 GATEWAY BLVD 9TH FLOOR  
CONCORD, CA 94520

SHEET TITLE:  
EQUIPMENT PLAN

SHEET NUMBER:  
**A-2**

SECTOR	RF CONFIGURATION										
	COAX			ANTENNA							
	#	LENGTH	SIZE	MODEL	#	TMA	MDT	EDT	RET	RAD	AZIMUTH
ALPHA	6	125'	7/8"	APX16DWV-16DWV-S-E-A20	2	2	0'	3'	NO	81'-1"	65'
BETA	6	160'	1-5/8"	APX16DWV-16DWV-S-E-A20	2	2	0'	0'	NO	81'-1"	140'
GAMMA	6	150'	1-5/8"	APX16DWV-16DWV-S-E-A20	2	2	0'	2'	NO	81'-1"	215'
DELTA	6	125'	7/8"	APX16DWV-16DWV-S-E-A20	2	2	0'	2'	NO	81'-1"	290'

NOTE: CONTRACTOR TO VERIFY LATEST RF DESIGN



ANTENNA PLAN  
1/2" = 1'

US BANK

SF53449  
1844 IRVING ST  
SAN FRANCISCO, CA 94122

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01-14-10	ZD 100%	PL
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CHECKED BY: L. HOUGHTBY  
APPROVED BY: B. McCOMB  
DATE: 01/14/10

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T-MOBILE WEST CORPORATION  
**T-Mobile**  
1865 GATEWAY BLVD 9TH FLOOR  
CONCORD, CA 94520

SHEET TITLE:  
ANTENNA PLAN & DETAILS  
SHEET NUMBER:  
**A-3**

# US BANK

SF53449  
1844 IRVING ST  
SAN FRANCISCO, CA 94122

## ISSUE STATUS

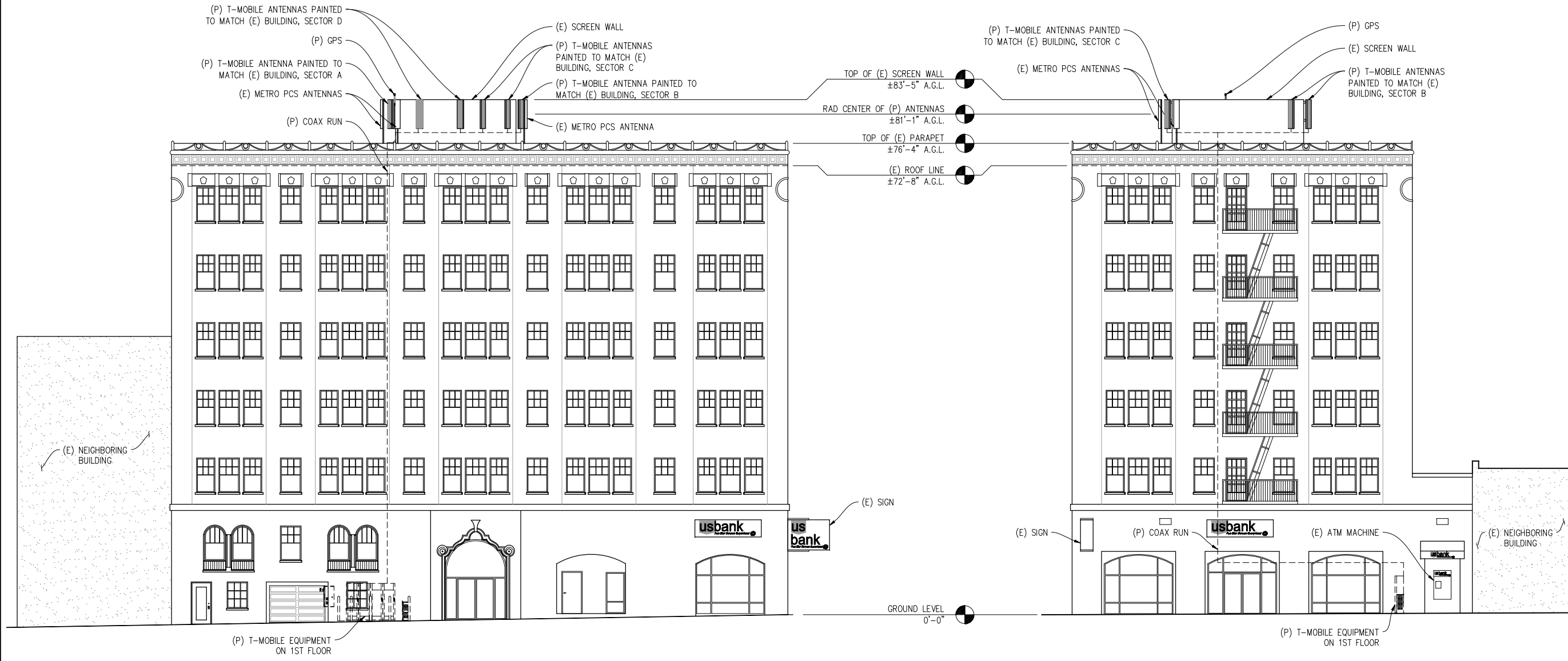
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WEST ELEVATION  
1/8" = 1'

SOUTH ELEVATION  
1/8" = 1'

T-MOBILE WEST CORPORATION  
**T-Mobile**

1855 GATEWAY BLVD 9TH FLOOR  
CONCORD, CA 94520

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



**US BANK**

SF53449  
1844 IRVING ST  
SAN FRANCISCO, CA 94122

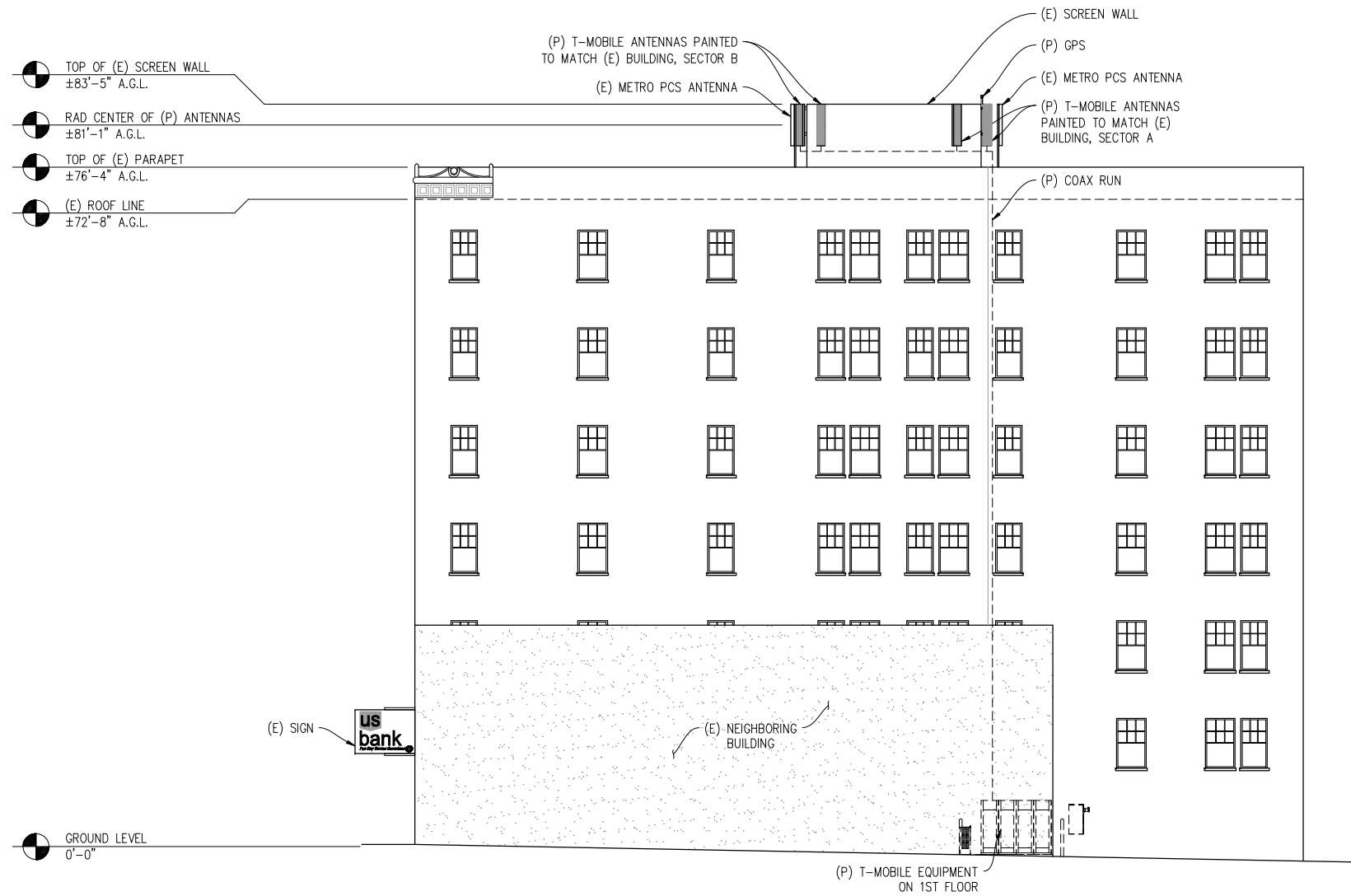
**ISSUE STATUS**

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**EAST ELEVATION**  
3/8" = 1'

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

**SHEET TITLE:**  
ELEVATION  
**SHEET NUMBER:**  
A-5