



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: MARCH 24, 2011

Date: March 17, 2011
Case No.: 2010.0797C
Project Address: 1799 19th Avenue
Current Zoning: NC-2 (Neighborhood Commercial, Small-scale) District
40-X Height and Bulk District
Block/Lot: 2030/010
Project Sponsor: Amy Million for AT&T
855 Folsom Street, Suite 106
San Francisco, CA 94107
Staff Contact: Adrian C. Putra – (415) 575-9079
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PROJECT DESCRIPTION

The subject property contains a micro wireless telecommunication services (WTS) facility operated by AT&T consisting of two omni antennas installed within an existing 26' high cupola, and related equipment cabinets on the ground within an enclosed fenced area located on the north side of the building. The project is to establish a macro Wireless Telecommunication Services (WTS) facility to be operated by AT&T by replacing two omni antennas with 12 new panel antennas installed within the subject building's cupola. As part of the project, the height of the existing cupola will increase to a maximum height of approximately 33'-6". Each panel antenna measure approximately 51.5" long by 11.9" wide by 7.1" deep. The panel antennas would be located within this raised cupola and mounted at maximum height of approximately 30'-6" above grade. The proposed WTS facility's existing equipment cabinets located within a fence area on the north side of the building will be replaced with five new equipment cabinets at the same location.

SITE DESCRIPTION AND PRESENT USE

The project site is a 10,000 square-foot lot that is located at the northwest corner of 19th Avenue and Noriega Street and contains a one-story commercial building that is occupied by an automotive repair use (dba "Pennzoil 10 Minute Oil Change") that was built in 1996. As previously mentioned, the site also contains one micro WTS facility operated by AT&T.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The Project Site is located within an NC-2 (Neighborhood Commercial, Small-scale) Zoning District is runs linearly along Noriega Street from 19th to 27th Avenue. These districts are typically linear shopping streets which provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services

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

Land uses in the immediate project vicinity include one-to two-story stand alone commercial buildings and mixed-use buildings along Noriega Street. With the exception of buildings fronting on Noriega Street, the rest of the subject block is developed with two-to three-story residences.

ENVIRONMENTAL REVIEW STATUS

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption. 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.

HEARING NOTIFICATION REQUIREMENTS

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	March 4, 2011	March 4, 2011	20 days
Posted Notice	20 days	March 4, 2011	March 4, 2011	20 days
Mailed Notice	20 days	March 4, 2011	March 4, 2011	20 days

PUBLIC COMMENT

A Community Outreach Meeting was conducted for the proposed project. The meeting was held at 7:00 PM on Wednesday, August 11, 2010, at the First Calvary United Methodist Church at 1400 Judah Avenue Street, San Francisco, CA 94122. According to the Project Sponsor 12 people from the community attended the meeting. A majority of the questions asked at the meeting were concerning potential health impacts; however no one stated objections to the project. To date the Department has only received one call from a member of the public who had general questions regarding this application, and did not voice opposition.

ISSUES AND OTHER CONSIDERATIONS

- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections.
- The Department is not aware of any opposition to the project.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission may grant the Conditional Use authorization pursuant to Planning Code Sections 711.83 and 303 to allow the installation of a macro wireless facility.

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 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 proposed antennas will be compatible with the neighborhood because they have been designed to be visually concealed from view by being proposed to be located within a cupola on the subject building.
- The project site is a Location Preference Number 4, as it is a wholly commercial structure within an NC-2 District.
- The project is desirable as it will improve the AT&T mobile telephone network coverage and signal strength in the immediate area.

RECOMMENDATION: Approval with Conditions
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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 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

ACP
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: MARCH 24, 2011

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 711.83 AND 303 TO ESTABLISH A MACRO WIRELESS TELECOMMUNICATIONS SERVICES (WTS) FACILITY BY REPLACING TWO OMNI ANTENNAS WITH TWELVE NEW PANEL ANTENNAS TO BE LOCATED WITHIN AN EXPANDED CUPOLA OF A BUILDING CONTAINING AN AUTOMOTIVE REPAIR USE AS PART OF AT&T’S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN AN NC-2 (NEIGHBORHOOD COMMERCIAL, SMALL-SCALE) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 9, 2010, Amy Million on the behalf of AT&T (hereinafter "project sponsor"), made an application (hereinafter "application"), for Conditional Use authorization on the property at **1799 19th Avenue, Lot 010 in Assessor's Block 2030**, (hereinafter "project site") to establish a macro wireless telecommunications services (WTS) facility by replacing two omni antennas with twelve panel antennas to be located within an expanded cupola of a building containing an automotive repair use and related equipment on the ground as part of AT&T’s wireless telecommunications network within a NC-2 (Neighborhood Commercial, Small-scale) Zoning District and a 40-X Height and Bulk District, in general conformity with plans filed with the Application and labeled “EXHIBIT B” (hereinafter “Project”).

The project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 3 categorical exemption. 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 (hereinafter "Department"), as the custodian of records, at 1650 Mission Street, San Francisco.

On March 24, 2011, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization.

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. 2010.0797C, 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 a 10,000 square-foot lot that is located at the northwest corner of 19th Avenue and Noriega Street and contains a one-story commercial building that is occupied by an automotive repair use (dba "Pennzoil 10 Minute Oil Change") that was built in 1996. The site also contains one micro WTS facility operated by AT&T consisting of two omni antennas installed within an existing 26' high cupola, and related equipment cabinets on the ground within an enclosed fenced area located on the north side of the building.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within an NC-2 (Neighborhood Commercial, Small-scale) Zoning District is runs linearly along Noriega Street from 19th to 27th Avenue. These districts are typically linear shopping streets which provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2 Districts are commonly located along both collector and arterial streets which have transit routes.

Land uses in the immediate project vicinity include one-to two-story stand alone commercial buildings and mixed-use buildings along Noriega Street. With the exception of buildings fronting on Noriega Street, the rest of the subject block is developed with two-to three-story residences.

4. **Project Description.** The project is to establish a macro Wireless Telecommunication Services (WTS) facility to be operated by AT&T by replacing two omni antennas with 12 new panel antennas installed within the subject building's cupola. As part of the project, the height of the

existing cupola will increase to a maximum height of approximately 33'-6". Each panel antenna measure approximately 51.5" long by 11.9" wide by 7.1" deep. The panel antennas would be located within this raised cupola and mounted at maximum height of approximately 30'-6" above grade. The proposed WTS facility's existing equipment cabinets located within a fence area on the north side of the building will be replaced with five new equipment cabinets at the same location.

5. **Past History and Actions.** The Planning Commission established guidelines for the installation of wireless telecommunications facilities in 1996 ("Guidelines"). These Guidelines set forth the land use policies and practices that guide the installation and approval of wireless facilities throughout San Francisco. A large portion of the Guidelines are dedicated to establishing location preferences for these installations. The Board of Supervisors, in Resolution No. 635-96, provided input as to where wireless facilities should be located within San Francisco. The Guidelines were updated by the Commission in 2003, requiring community outreach, notification, and detailed information about the facilities to be installed.¹

Section 8.1 of the Guidelines outlines Location Preferences for wireless facilities. There are five primary areas where the installation of wireless facilities should be located:

1. Publicly-used Structures: such facilities as fire stations, utility structures, community facilities, and other public structures;
2. Co-Location Site: encourages installation of facilities on buildings that already have wireless installations;
3. Industrial or Commercial Structures: buildings such as warehouses, factories, garages, service stations;
4. Industrial or Commercial Structures: buildings such as supermarkets, retail stores, banks; and
5. Mixed Use Buildings in High Density Districts: buildings such as housing above commercial or other non-residential space.

Before the Planning Commission can review an application to install a wireless facility, the project sponsor must submit a five-year facilities plan, which must be updated biannually, an emissions report and approval by the Department of Public Health, Section 106 Declaration of Intent, a submittal checklist and details about the facilities to be installed.

Under Section 704(B)(iv) of the 1996 Federal Telecommunications Act, local jurisdictions cannot deny wireless facilities based on Radio Frequency (RF) radiation emissions so long as such facilities comply with the FCC's regulations concerning such emissions.

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of buildings for the siting of wireless telecommunications facilities. Under the *Guidelines*, the Project is a Location Preference Number 4, as it is a wholly commercial structure within an NC-2 District.

¹ PC Resolution 16539, passed March 13, 2003.

7. **Radio Waves Range.** The Project Sponsor has stated that the proposed facilities operate at radio frequencies in the LTE (700 MHz) Band, Cellular (850 MHz) Band, AWS (1700/2100 MHz) Band, and the PCS (1900 MHz) Band. These frequencies are regulated by the Federal Communications Commission (FCC) and must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.
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. Pursuant to the *Guidelines*, the Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the Guidelines.
9. **Department of Public Health Review and Approval.** The proposed project was referred to the Department of Public Health (DPH) for emissions exposure analysis. According to DPH, the existing RF levels at ground level were around 1% of the FCC public exposure limit. There were no observed other antennas within 100 feet of this site. The estimated ambient RF field from the proposed AT&T wireless transmitters at ground level is calculated to be 0.085 mW/sq. cm., which is 9.4% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 55 feet and does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish, and Chinese. Workers should not have access within 16 feet of the front of the antennas while they are in operation.
10. **Maintenance Schedule.** According to the Project Sponsor, the proposed facility would operate as an unmanned facility. After construction AT&T's maintenance personnel will access the site approximately once a month for maintenance.
11. **Community Outreach.** A Community Outreach Meeting was conducted for the proposed project. The meeting was held at 7:00 PM on Wednesday, August 11, 2010, at the First Calvary United Methodist Church at 1400 Judah Avenue Street, San Francisco, CA 94122. According to the Project Sponsor 12 people from the community attended the meeting. A majority of the questions asked at the meeting were concerning potential health impacts; however no one stated objections to the project.
12. **Five-year plan:** AT&T submitted its latest five-year plan, as required, in October 2010.
13. **Public Comment.** To date the Department has only received one call from a member of the public who had general questions regarding this application.
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 790.80, which requires Conditional Use authorization in the NC-2 District per Section 711.83.

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.

i Desirable: San Francisco is a leader of the technological economy; it is important and desirable to the vitality of the city to have and maintain adequate telecommunications coverage and data capacity. This includes the installation and upgrading of systems to keep up with changing technology and increases in usage. It is desirable for the City to allow wireless facilities to be installed.

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 and nature to be compatible with the commercial nature of the property, and neighborhood commercial district in which it is located. 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. The Project has been designed to be hidden from view and compatible with existing development in the neighborhood.

ii Necessary: In the case of wireless installations, there are 2 criteria that the Commission reviews: coverage and capacity.

Coverage: San Francisco does have sufficient overall wireless coverage (note that this is separate from carrier service). It is necessary for San Francisco to have as much coverage as possible in terms of wireless facilities. Due to the topography and tall buildings in San Francisco, unique coverage issues arise because the hills and building break up coverage. Thus, telecommunication carriers often install additional installations to make sure coverage is sufficient.

Capacity: While a carrier may have adequate coverage in a certain area, the capacity may not be sufficient. With the continuous innovations in wireless data technology and demand placed on existing infrastructure, individual telecommunications carriers must upgrade and in some instances expand their facilities network to be able to have proper data distribution. It is necessary for San Francisco, as a leader in technology, to have adequate capacity.

The project at 1799 19th Avenue is necessary in order to achieve sufficient street and in-building mobile phone coverage. According to the Project Sponsor, the proposed facility will improve

wireless service for AT&T wireless customers in the area bounded by Lawton and Pacheco Streets, and 16th and 22nd Avenues.

- 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 The 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.

The Department of Public Health conducted an evaluation of potential health effects from Radio Frequency radiation, and 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 significant increase in traffic volume is anticipated with the establishment of the proposed WTS facility. According to the Project Sponsor AT&T representatives will only visit the site about once a month for maintenance work.

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

While some noise and dust may result from the installation of the antennas and transceiver equipment, once the proposed antennas are installed, 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 installation of antennas within a cupola will not affect the existing landscaping, open spaces, parking and loading areas, services areas, lighting or signs.

- 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

HOUSING ELEMENT

HOUSING DENSITY, DENSITY, DESIGN & QUALITY OF LIFE

OBJECTIVE 11:

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

POLICY 11.2:

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

The project will improve AT&T Wireless coverage in a residential and commercial area, and along a primary transportation route in San Francisco.

URBAN DESIGN

HUMAN NEEDS

OBJECTIVE 4:

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

POLICY 4.14:

Remove and obscure distracting and cluttering elements.

The Project adequately "stealths" the proposed antennas and related equipment cabinets, because the antennas will be mounted and concealed within a cupola, and the equipment cabinets will be located within a fenced area on the north side of the building.

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 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.

OBJECTIVE 8:

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

Policy 8.3:

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

The project will ensure that residents and visitors have adequate public service in the form of AT&T mobile telecommunications.

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 only require access by company representatives less than twice a month.

- 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 be mounted within an existing church steeple.

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

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2010.0797C** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

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

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **March 24, 2011**.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 24, 2011

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.

AUTHORIZATION

This authorization is for a conditional use to establish a macro wireless telecommunications services (WTS) facility by replacing two omni antennas with twelve panel antennas located 1799 19th Avenue, Lot 010 in Assessor's Block 2030 pursuant to Planning Code Section(s) 711.83 and 303 within the NC-2 (Neighborhood, Small-scale) District and a 40-X Height and Bulk District; in general conformance with plans, dated September 2, 2010, and stamped "EXHIBIT B" included in the docket for Case No. 2010.0797C and subject to conditions of approval reviewed and approved by the Commission on **March 24, 2011** under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on XXXXXX under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. 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 remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

PERFORMANCE

Validity and Expiration. The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

DESIGN – COMPLIANCE AT PLAN STAGE

Plan Drawings - WTS. Prior to the issuance of any building or electrical permits for the installation of the facilities, the Project Sponsor shall submit final scaled drawings for review and approval by the Planning Department ("Plan Drawings"). The Plan Drawings shall describe:

- a. **Structure and Siting.** Identify all facility related support and protection measures to be installed. This includes, but is not limited to, the location(s) and method(s) of placement, support, protection, screening, paint and/or other treatments of the antennas and other appurtenances to insure public safety, insure compatibility with urban design, architectural and historic preservation principles, and harmony with neighborhood character.
- b. **For the Project Site, regardless of the ownership of the existing facilities.** Identify the location of all existing antennas and facilities; and identify the location of all approved (but not installed) antennas and facilities.
- c. **Emissions.** Provide a report, subject to approval of the Zoning Administrator, that operation of the facilities in addition to ambient RF emission levels will not exceed adopted FCC standards with regard to human exposure in uncontrolled areas.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

Screening - WTS. 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:

- a. Modify the placement of the facilities;

- b. Install fencing, barriers or other appropriate structures or devices to restrict access to the facilities;
- c. 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;
- d. Implement any other practice reasonably necessary to ensure that the facility is operated in compliance with adopted FCC RF emission standards.
- e. To the extent necessary to minimize visual obtrusion and clutter, installations shall conform to the following standards:
- f. Antennas and back up equipment shall be painted, fenced, landscaped or otherwise treated architecturally so as to minimize visual impacts;
- g. Rooftop installations shall be setback such that back up facilities are not viewed from the street;
- h. Antennae attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and
- i. 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.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

MONITORING - AFTER ENTITLEMENT

Enforcement. Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Monitoring. The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Revocation due to Violation of Conditions. Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific Conditions of Approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Implementation and Monitoring Costs - WTS.

- 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.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Implementation and Monitoring - WTS. 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.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Project Implementation Report - WTS. The Project Sponsor shall prepare and submit to the Zoning Administrator a Project Implementation Report. The Project Implementation Report shall:

- a. Identify the three dimensional perimeter closest to the facility at which adopted FCC standards for human exposure to RF emissions in uncontrolled areas are satisfied;
- b. Document testing that demonstrates that the facility will not cause any potential exposure to RF emissions that exceed adopted FCC emission standards for human exposure in uncontrolled areas.
- c. The Project Implementation Report shall compare test results for each test point with applicable FCC standards. Testing shall be conducted in compliance with FCC regulations governing the measurement of RF emissions and shall be conducted during normal business hours on a non holiday weekday with the subject equipment measured while operating at maximum power.
- d. Testing, Monitoring, and Preparation. The Project Implementation Report shall be prepared by a certified professional engineer or other technical expert approved by the Department. At the sole option of the Department, the Department (or its agents) may monitor the performance of testing required for preparation of the Project Implementation Report. The cost of such monitoring shall be borne by the Project Sponsor pursuant to the condition related to the payment of the City's reasonable costs.
 - i. Notification and Testing. The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 2 and 4.
 - ii. Approval. The Zoning Administrator shall request that the Certification of Final Completion for operation of the facility not be issued by the Department of Building Inspection until such time that the Project Implementation Report is approved by the Department for compliance with these conditions.

For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

Notification prior to Project Implementation Report - WTS. The Project Sponsor shall undertake to inform and perform appropriate tests for residents of any dwelling units located within 25 feet of the transmitting antenna at the time of testing for the Project Implementation Report.

- a. At least twenty calendar days prior to conducting the testing required for preparation of the Project Implementation Report, the Project Sponsor shall mail notice to the Department, as well as to the resident of any legal dwelling unit within 25 feet of a transmitting antenna of the date on which testing will be conducted. The Applicant will submit a written affidavit attesting to this mail notice along with the mailing list.
- b. When requested in advance by a resident notified of testing pursuant to subsection (a), the Project Sponsor shall conduct testing of total power density of RF emissions within the residence of that resident on the date on which the testing is conducted for the Project Implementation Report.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sfplanning.org

Installation - WTS. 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.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sfplanning.org

Periodic Safety Monitoring - WTS. 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.

For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

OPERATION

Community Liaison. Prior to issuance of a building permit application to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison 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.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sfplanning.org

Out of Service – WTS. The Project Sponsor or Property Owner shall remove antennae and equipment that has been out of service or otherwise abandoned for a continuous period of six months.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Emissions Conditions – WTS. 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.

For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

Noise and Heat – WTS. The WTS facility, including power source and cooling facility, shall be operated at all times within the limits of the San Francisco Noise Control Ordinance. The WTS facility, including power source and any heating/cooling facility, shall not be operated so as to cause the generation of heat that adversely affects a building occupant.

For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

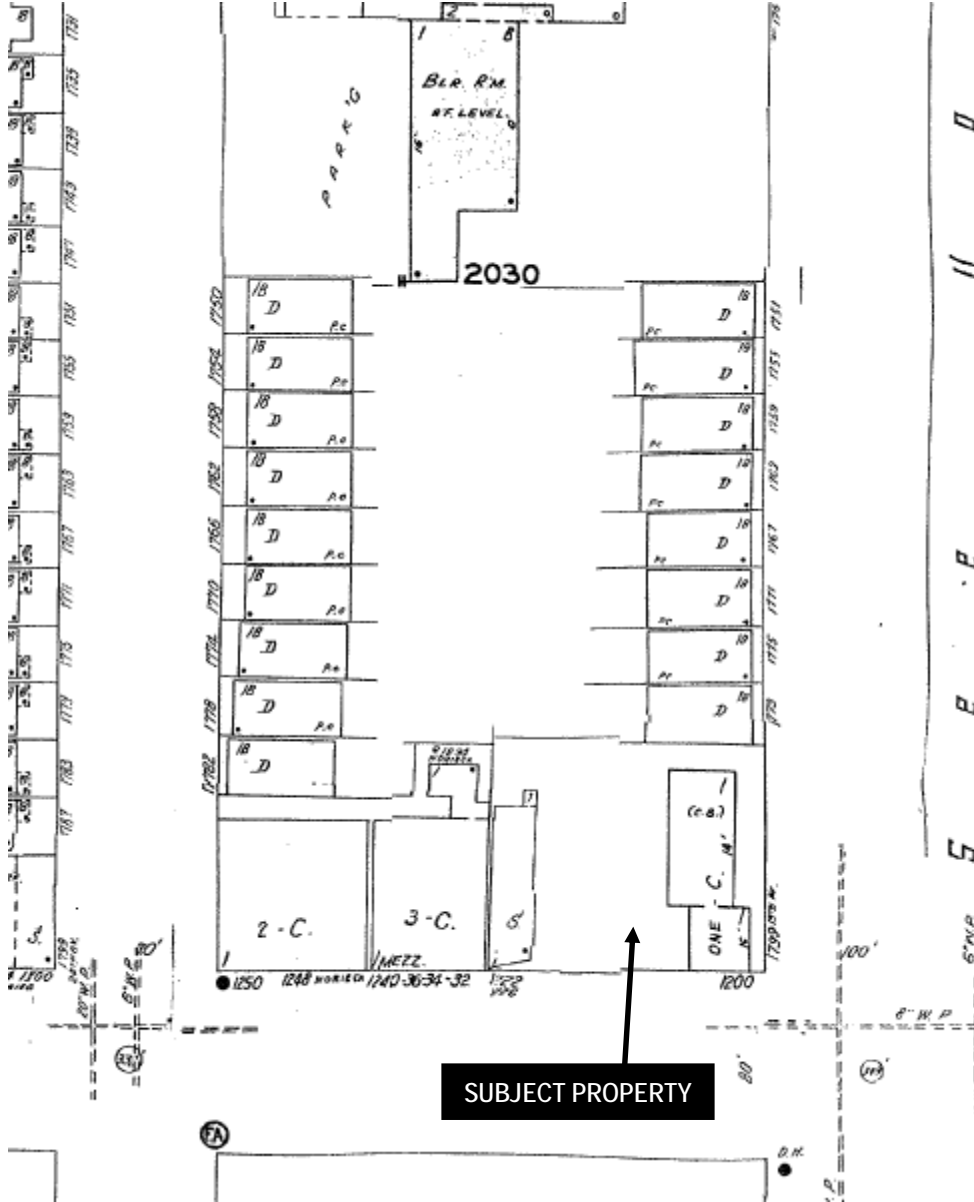
Transfer of Operation – WTS. Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is made known 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.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Compatibility with City Emergency Services – WTS. The facility shall not be operated or 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.

For information about compliance, contact the Department of Technology, 415-581-4000, <http://sfgov3.org/index.aspx?page=1421>

Sanborn Map*



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



Aerial Photo view looking North



SUBJECT PROPERTY

Conditional Use Request Hearing
Case Number 2010.0797C
Wireless Telecommunications Facility
1799 19th Avenue

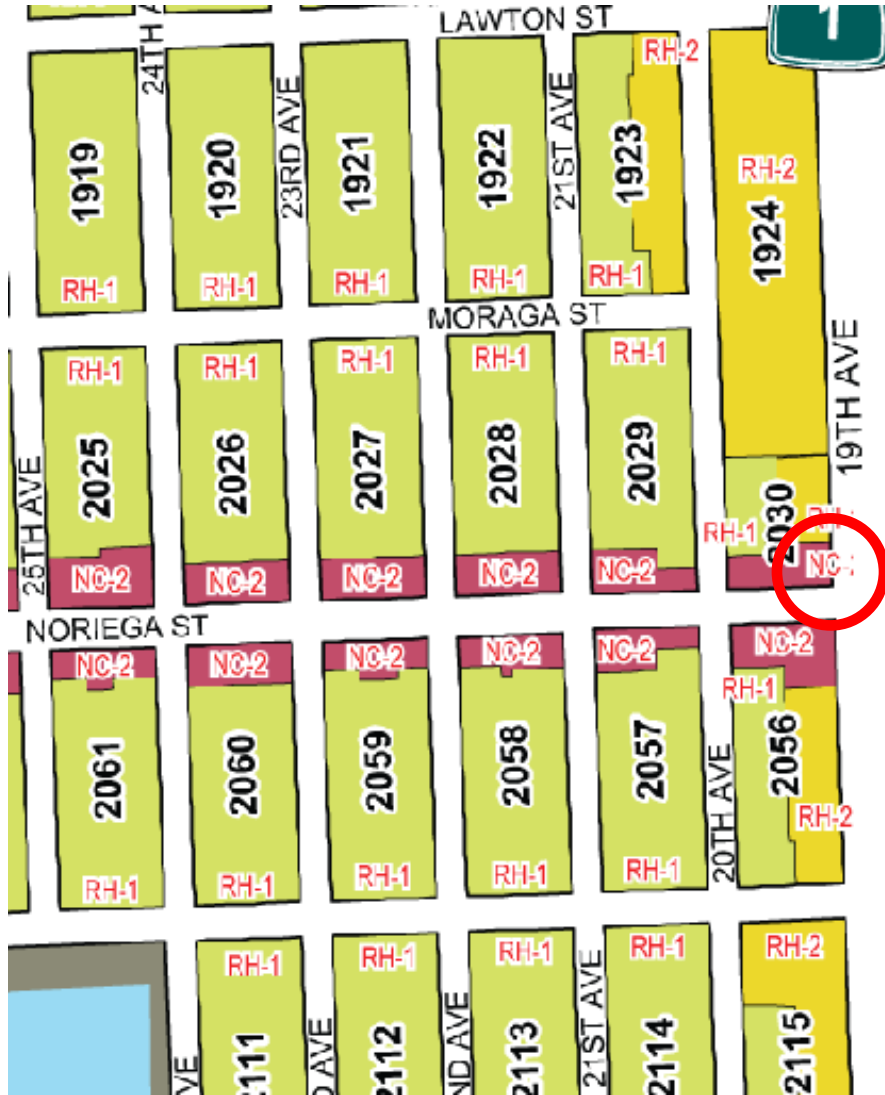
Aerial Photo view looking South



SUBJECT PROPERTY

Conditional Use Request Hearing
Case Number 2010.0797C
Wireless Telecommunications Facility
1799 19th Avenue

Zoning Map



Conditional Use Request Hearing
Case Number 2010.0797C
Wireless Telecommunications Facility
1799 19th Avenue

Site Photo



SUBJECT PROPERTY

Conditional Use Request Hearing
Case Number 2010.0797C
Wireless Telecommunications Facility
1799 19th Avenue

**AT&T Mobility • Base Station No. CN5557
1799 19th Avenue • San Francisco, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate proposed modifications to its existing base station (Site No. CN5557) located at 1799 19th Avenue 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 proposed WTS facilities or proposed modifications to such facilities with prevailing safety standards. The acceptable limits set by the FCC for exposures of unlimited duration are:

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

The site was visited by Mr. Robert H. Taylor, a qualified field technician contracted by Hammett & Edison, Inc., during normal business hours on February 10, 2010, a non-holiday weekday, and reference has been made to information provided by AT&T, including zoning drawings by Streamline Engineering and Design, Inc., dated July 21, 2010.

Checklist

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

AT&T had installed two omnidirectional panel antennas on the southeast corner of the one-story commercial building located at 1799 19th Avenue. Access to the antennas was restricted by their mounting height. There were observed no other wireless telecommunications base stations installed at the site. Existing RF levels for a person at ground 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 WTS facilities or other communications facilities are reported to be approved for this site but not yet installed.

**AT&T Mobility • Base Station No. CN5557
1799 19th Avenue • 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.

AT&T proposes to replace its existing antennas with twelve Andrew Model DBNXH-6565A-R2M directional panel antennas, to be arranged in groups of four within a 7½-foot extension of the existing cupola. The antennas would be mounted with up to 6° downtilt at an effective height of about 28½ feet above ground and would be oriented toward 30°T, 140°T, and 260°T.

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

The expected operating power of the AT&T transmitters is reflected in the resulting effective radiated power given in Item 6 below; the transmitters may operate at a power below their maximum rating.

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

The maximum effective radiated power by AT&T in any direction would be 6,130 watts, representing simultaneous operation at 1,820 watts for AWS, 2,710 watts for PCS, 820 watts for cellular, and 780 watts for 700 MHz.

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

The antennas were installed as described in Item 4 above. There were observed taller buildings across 19th Avenue, about 110 feet away.

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 AT&T operation by itself is calculated to be 0.085 mW/cm², which is 9.4% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to be less than 10% of the limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 55 feet out from the antenna faces; this does not reach the building roof or any publicly accessible areas.

9. Describe proposed signage at site.

Due to their mounting locations, the 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 16 feet directly in front of

**AT&T Mobility • Base Station No. CN5557
1799 19th Avenue • San Francisco, California**

the AT&T antennas themselves, such as might occur during maintenance activities on the face of the cupola, 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* on the cupola 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 Registration 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 operation of the AT&T Mobility base station located at 1799 19th Avenue in San Francisco will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much 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.
707/996-5200

August 9, 2010

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



Review of Cellular Antenna Site Proposals

Project Sponsor : AT&T Wireless **Planner:** Jonas Ionin
RF Engineer Consultant: Hammett and Edison **Phone Number:** (707) 996-5200
Project Address/Location: 1799 19th Av
Site ID: 119 **SiteNo.:** CNU3083

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

- X 1. The location of all existing antennas and facilities. Existing RF levels. (WTS-FSG, Section 11, 2b)
 Existing Antennas No Existing Antennas: 2
- X 2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from the approved antennas. (WTS-FSG Section 11, 2b)
 Yes No
- X 3. The number and types of WTS within 100 feet of the proposed site and provide estimates of cumulative EMR emissions at the proposed site. (WTS-FSG, Section 10.5.2)
 Yes No
- X 4. Location (and number) of the Applicant's antennas and back-up facilities per building and number and location of other telecommunication facilities on the property (WTS-FSG, Section 10.4.1a)
- X 5. Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to the application (WTS-FSG, Section 10.4.1c)
 Maximum Power Rating: 6130 watts.
- X 6. The total number of watts per installation and the total number of watts for all installations on the building (roof or side) (WTS-FSG, Section 10.5.1).
 Maximum Effective Radiant: 6130 watts.
- X 7. Preferred method of attachment of proposed antenna (roof, wall mounted, monopole) with plot or roof plan. Show directionality of antennas. Indicate height above roof level. Discuss nearby inhabited buildings (particularly in direction of antennas) (WTS-FSG, Section 10.41d)
- 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 $\mu\text{w}/\text{cm}^2$)
 Maximum RF Exposure: 0.085 mW/cm^2 Maximum RF Exposure Percent: 9.4
- X 9. Signage at the facility identifying all WTS equipment and safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards. (WTS-FSG, Section 10.9.2). Discuss signage for those who speak languages other than English.
 Public_Exclusion_Area Public Exclusion In Feet: 55
 Occupational_Exclusion_Area Occupational Exclusion In Feet: 16

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 2 existing antennas operated by AT&T Wireless installed on the roof top of the building at 1799 19th Avenue. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. AT&T Wireless proposes to remove the two existing antennas and install 12 new antenna. The antennas are mounted at a height of 28 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.085 mW/sq cm., which is 9.4 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 55 feet and does not reach any publicly accessible areas. Warnings signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Worker should not have access to within 16 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

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

Signed: _____



Dated: 8/18/2010

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

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

I, AMY MILLION, 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 a building permit in accordance with Planning Commission Pre-Application Policy.

2. The meeting was conducted at Calvary United Methodist Church
1400 Judah St. (location/address)

on August 11, 2010 (date) from 7:00 - 8:30 pm (time).

3. I have included the **mailing list, meeting initiation, sign-in sheet, issue/response summary, and reduced plans** with the Conditional Use Application. 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.

4. 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, August 26, 2010 IN SAN FRANCISCO


Signature

AMY MILLION
Name (type or print)

Representing at:t mobility
Relationship to Project, e.g., Owner, Agent
(if Agent, give business name and profession)

1799 19th Avenue
Project Address

NOTICE OF NEIGHBORHOOD MEETING

To: Community Groups and Neighbors & Owners within 500' radius of Pennzoil – 1799 19th Avenue.

Meeting Information

Date: August 11, 2010
Time: 7:00 p.m.
Where: Calvary United Methodist Church
1400 Judah Street
San Francisco, CA 94122

Site Information

Address: 1799 19th Ave.
Block/Lot 2030/010
Zoning: NC-2

Applicant

AT&T Mobility

Contact Information

AT&T Mobility Hotline
(415) 646-0972

AT&T Mobility is proposing a wireless communication facility at 1799 19th Avenue needed by AT&T Mobility as part of its San Francisco wireless network. The proposed AT&T Mobility site is an unmanned facility consisting of the installation of twelve (12) panel antennas placed inside the existing cupola that will be extended seven (7) feet. The equipment will be located on the ground next to the building placed behind a fence. Plans and photo simulations will be available for your review at the meeting. You are invited to attend a community informational meeting located at Calvary United Methodist Church, 1400 Judah Street on August 11th, 2010 at 7:00 p.m. to learn more about the project.

If you have any questions regarding the proposal and are unable to attend the meeting, please contact the AT&T Mobility Hotline at (415) 646-0972 and an AT&T Mobility specialist will return your call. Please contact the City of San Francisco Planning Department at (415) 558-6377 if you have any questions regarding the planning process.

NOTE: If you require an interpreter to be present at the meeting, please contact our office at (415) 646-0972 at your earliest convenience and we will make every effort to provide you with an interpreter.

NOTIFICACIÓN DE REUNIÓN DE VECINDARIO

Para: Grupos comunitarios y vecinos y propietarios dentro de un radio de 500' de Pennzoil – 1799 19th Avenue.

Información de la reunión

Fecha: 11 de agosto, 2010
Hora: 7:00 p.m.
Lugar: Calvary United Methodist Church
1400 Judah Street
San Francisco, CA 94122

Información del lugar

Dirección: 1799 19th Ave.
Cuadra/Lote 2030/010
Zonificación: NC-2

Solicitante

AT&T Mobility

Información de contacto

Línea directa de AT&T Mobility
(415) 646-0972

AT&T Mobility propone una instalación de comunicación inalámbrica en 1799 19th Avenue necesaria para AT&T Mobility como parte de su red inalámbrica en San Francisco. La ubicación propuesta de AT&T Mobility es una instalación sin personal que consiste en la instalación de doce (12) antenas panel ubicadas dentro de la cúpula actual que se extenderá en siete (7) pies. El equipo estará ubicado en el terreno contiguo al edificio colocado detrás de una cerca. Estarán disponibles planos y fotos para que usted los revise en la junta. Se lo invita a asistir a la reunión informativa de la comunidad que se realizará en Calvary United Methodist Church, 1400 Judah Street el 11 de agosto de 2010 a las 7:00 p.m. para tener más información sobre el proyecto.

Si tiene preguntas relacionadas con la propuesta y no puede asistir a la reunión, por favor, contacte a la Línea directa de AT&T Mobility al (415) 646-0972 y un especialista de AT&T Mobility le devolverá su llamado. Por favor, contacte al Departamento de Planificación de la Ciudad de San Francisco al (415) 558-6377 si tiene alguna pregunta relacionada con el proceso de planificación.

NOTA: Si necesita que un intérprete esté presente en la reunión, por favor, contacte a nuestra oficina al (415) 646-0972 cuando sea más conveniente para usted y nosotros haremos todos los esfuerzos necesarios para proporcionarle un intérprete.

社區會議通知

此致：Pennzoil – 1799 19th Avenue. 半徑距離 500 英尺以內的居民與業主

會議資訊

日期：2010年8月11日
時間：晚上7點
地點：耶穌受難衛道公會教派聯合會
1400 Judah Street
San Francisco, CA 94122

設施場地資訊

地址：1799 19th Ave.
街區/空地 2030/010
區域劃分：NC-2

申請者

AT&T Mobility

聯絡資訊

AT&T Mobility專線
(415) 646-0972

AT&T Mobility 申請於 1799 19th Avenue 升級改造其現有無線通訊設施，做為其舊金山無線網路服務範圍的一部分。AT&T Mobility 所提案申請的基地台是一無人設施，裝設十二 (12) 個平板天線。這些天線位於幕牆後面的樓頂閣樓之上。這一幕牆將得到粉刷從而與現有的建築物相協調。這些設備將會安裝在現有的圓屋頂之內。這一圓屋頂將延伸七(7)英尺。這些設備將會安裝在靠近建築物的地面上並且在籬笆後面。會議中將提供計畫書及模擬相片供您參考。敬邀您於 2010 年 8 月 11 日晚上 7 點前往位於 1400 Judah Street 的耶穌受難衛道公會教派聯合會參加社區資訊通報會議，深入瞭解這項專案的詳細資訊。

如您對此項提案有任何疑問，而且無法參加本會議，請致電 AT&T Mobility 專線 (415) 646-0972，AT&T Mobility 專員將會回電給您。如對於計劃程序有任何疑問，請致電 (415) 558-6377，與舊金山市規劃部 (City of San Francisco Planning Department) 聯絡。

附註：會議當天如需翻譯人員，請儘早致電 (415) 646-0972 與本辦公室聯絡，我們會設法安排翻譯人員到場。

Existing

existing AT&T antennas
to be removed/replaced



at&t

CN5557

Pennzoil

1799 19th Avenue
San Francisco, CA 94122

Proposed

proposed AT&T antennas inside new
RF transparent cupola extension



Existing

existing AT&T antenna
equipment area to be modified



at&t

CN5557

Pennzoil

1799 19th Avenue
San Francisco, CA 94122

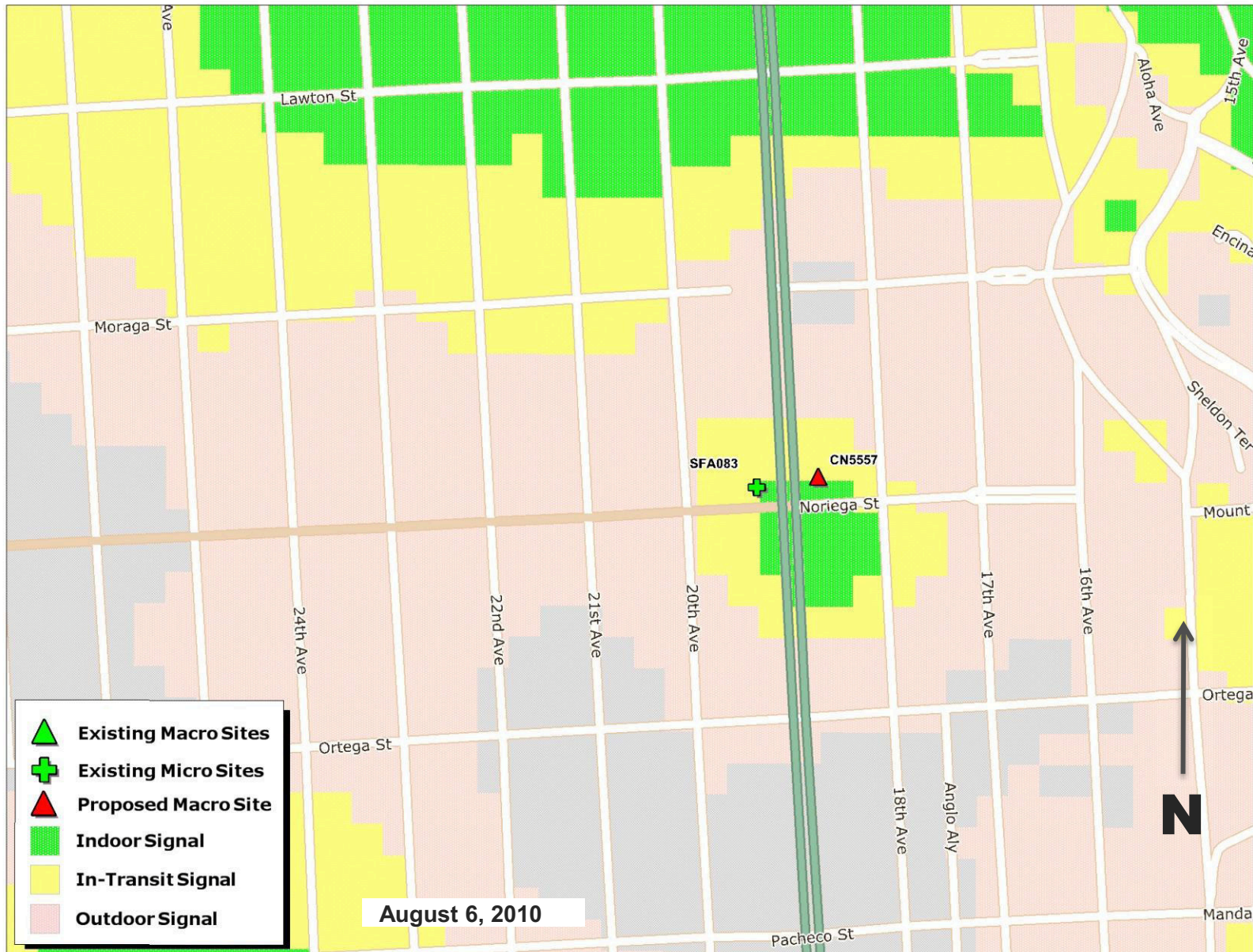
Proposed

proposed modified AT&T
antenna equipment area



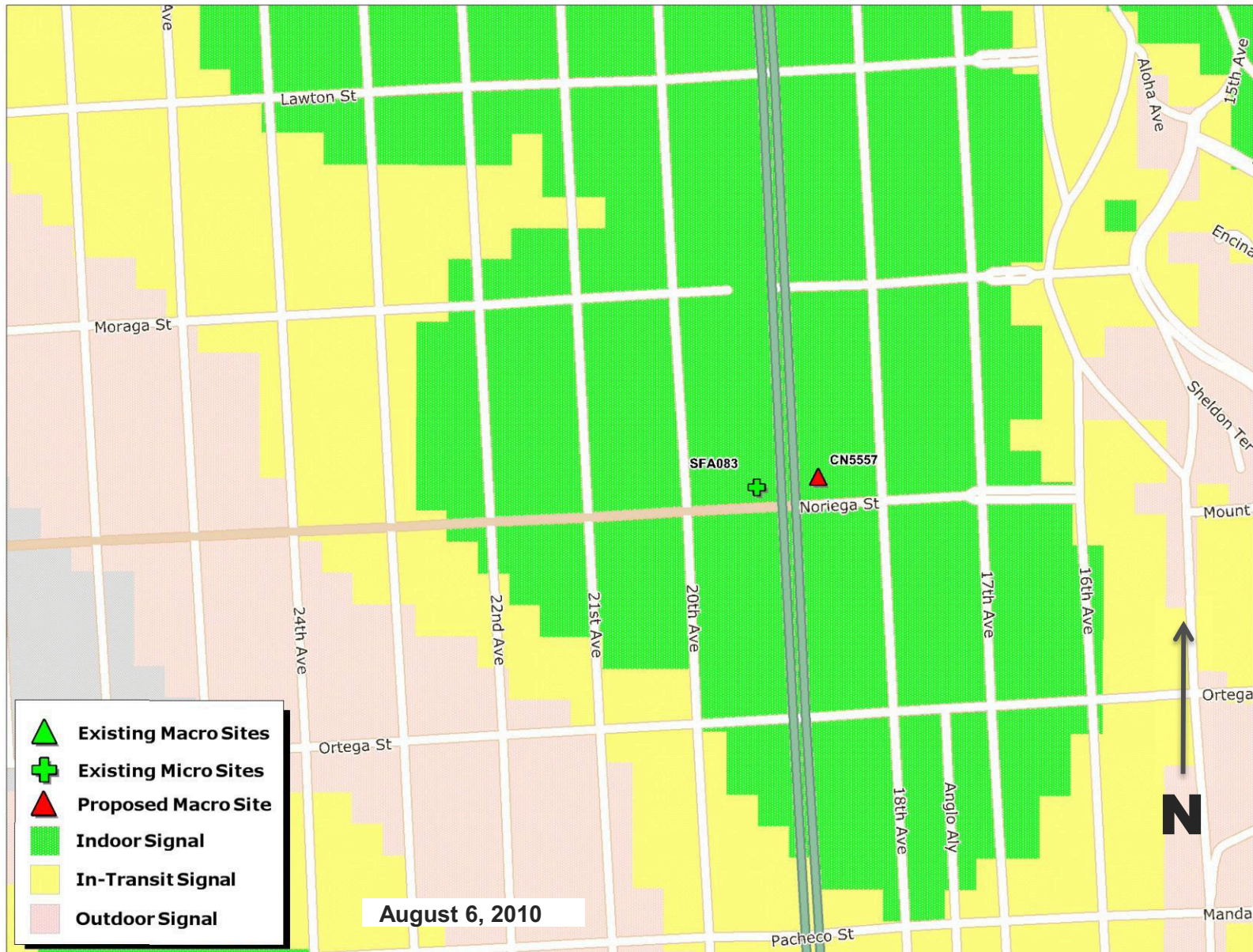
Proposed Site at 1799 19th Ave (CN5557)

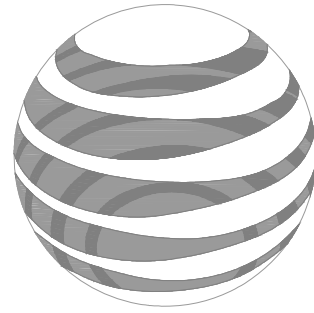
Signal strength BEFORE site is constructed



Proposed Site at 1799 19th Ave (CN5557)

Signal strength AFTER site is constructed





at&t

19TH & NORIEGA
1799 19TH AVE
SAN FRANCISCO, CA 94122
CN5557

19TH
&
NORIEGA

CN5557
1799 19TH AVE
SAN FRANCISCO, CA 94122

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	04/24/10	ZD 90%	-
	07/23/10	ZD 100%	-
	09/02/10	CLIENT REV	C.M.
	-	-	-
	-	-	-
	-	-	-

DRAWN BY: C. METZ
CHECKED BY: C. MATHISEN
APPROVED BY: -
DATE: 09/02/10

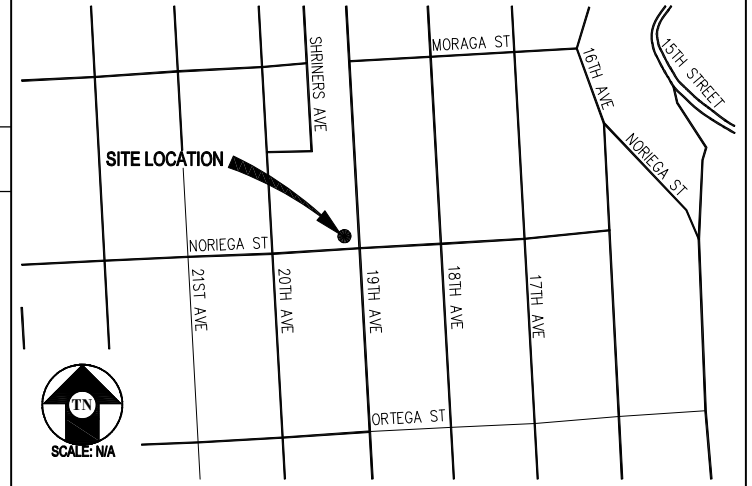
Streamline Engineering and Design, Inc.
11766 Atwood Rd, Suite 20 Auburn, CA 95603
Contact: Larry Houghby Phone: 916-275-4180
E-Mail: larry@streamlineeng.com Fax: 530-823-8783

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PROJECT DESCRIPTION

A MODIFICATION TO AN (E) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF REMOVING (E) EQUIPMENT AND ADDING (2) (P) 2106 CABINETS, (2) (P) 3106 CABINETS, & A (P) 6101 CABINET IN A (P) 26'-8"x10'-8.5" LEASE AREA. ALSO ADDING A (P) 7' TALL FRP CUPOLA W/ (12) (P) ANTENNAS INSIDE.

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-G

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: 19TH & NORIEGA SITE #: CN5557
 COUNTY: SAN FRANCISCO JURISDICTION: CITY OF SAN FRANCISCO
 BLOCK/LOT: 2030-010 POWER: PG&E
 SITE ADDRESS: 1799 19TH AVE TELEPHONE: AT&T
 SAN FRANCISCO, CA 94122
 CURRENT ZONING: NC-2
 CONSTRUCTION TYPE: II-B
 OCCUPANCY TYPE: U
 HEIGHT / BULK: 40-X
 PROPERTY OWNER: WILLIAM H CRIM
 5120 CLEAR CREEK RD
 PLACERVILLE, CA 95667
 APPLICANT: AT&T
 430 BUSH STREET, 5TH FLOOR
 SAN FRANCISCO, CA 94108
 LEASING CONTACT: ATTN: COREY ALVIN
 (415) 760-9763
 ZONING CONTACT: ATTN: AMY MILLION
 (949) 307-6431
 CONSTRUCTION CONTACT: ATTN: STEVE ROMERO
 (415) 774-1163
 LATITUDE: N 37° 45' 15.70" NAD 83
 LONGITUDE: W 122° 28' 35.95" NAD 83
 AMSL: ±351'

DRIVING DIRECTIONS

FROM: 430 BUSH STREET, 5TH FLOOR, SAN FRANCISCO, CA 94108
 TO: 1799 19TH AVE, SAN FRANCISCO, CA 94122

- START OUT GOING EAST ON BUSH ST TOWARD CLAUDE LN. 0.0 MI
- TURN LEFT ONTO KEARNY ST. 0.1 MI
- TURN LEFT ONTO PINE ST. 0.7 MI
- TURN LEFT ONTO HYDE ST. 0.3 MI
- TURN RIGHT ONTO GEARY ST. 0.3 MI
- GEARY ST BECOMES GEARY BLVD. 1.9 MI
- TURN LEFT ONTO STANYAN ST. 0.7 MI
- TURN RIGHT ONTO JOHN F KENNEDY DR. 0.1 MI
- TURN SLIGHT LEFT ONTO KEZAR DR. 0.5 MI
- KEZAR DR BECOMES LINCOLN WAY. 1.0 MI
- TURN LEFT ONTO 20TH AVE. 0.1 MI
- TURN LEFT ONTO IRVING ST. 0.1 MI
- TURN RIGHT ONTO 19TH AVE/CA-1. 0.6 MI

END AT: 1799 19TH AVE, SAN FRANCISCO, CA 94122
 ESTIMATED TIME: 18 MINUTES ESTIMATED DISTANCE: 6.41 MILES

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE	-
C-1	TOPOGRAPHIC SURVEY	-
A-1	SITE PLAN	-
A-2	EQUIPMENT PLANS & DETAIL	-
A-3	ANTENNA PLAN & DETAILS	-
A-4	ELEVATIONS	-
A-5	ELEVATIONS	-

APPROVAL

RF
LEASING
ZONING
CONSTRUCTION
AT&T
ERICSSON

at&t



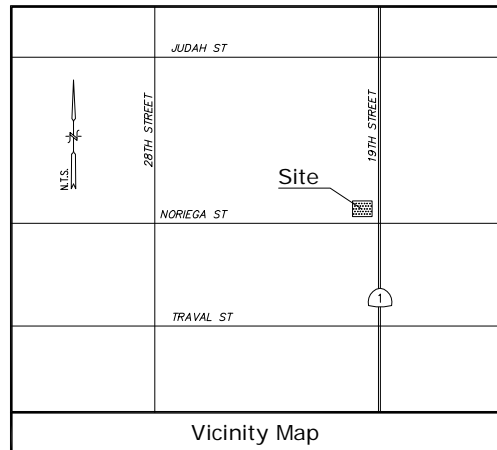
430 BUSH STREET, 5TH FLOOR
SAN FRANCISCO, CA 94108

SHEET TITLE:

TITLE

SHEET NUMBER:

T-1



Title Report

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

Legal Description

LOT 10 IN BLOCK 2030, IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

Assessor's Parcel No.

LOT 10 OF BLOCK 2030

Easements

NOT AVAILABLE

Access Easement/Lease Area

TO BE DETERMINED

Geographic Coordinates at Center of Cupola

1983 DATUM: LATITUDE = 37°45'15.70"N LONGITUDE 122°28'35.95"W
ELEVATION = 359.0 FEET ABOVE MEAN SEA LEVEL

CERTIFICATION:
THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("). TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Basis of Bearings

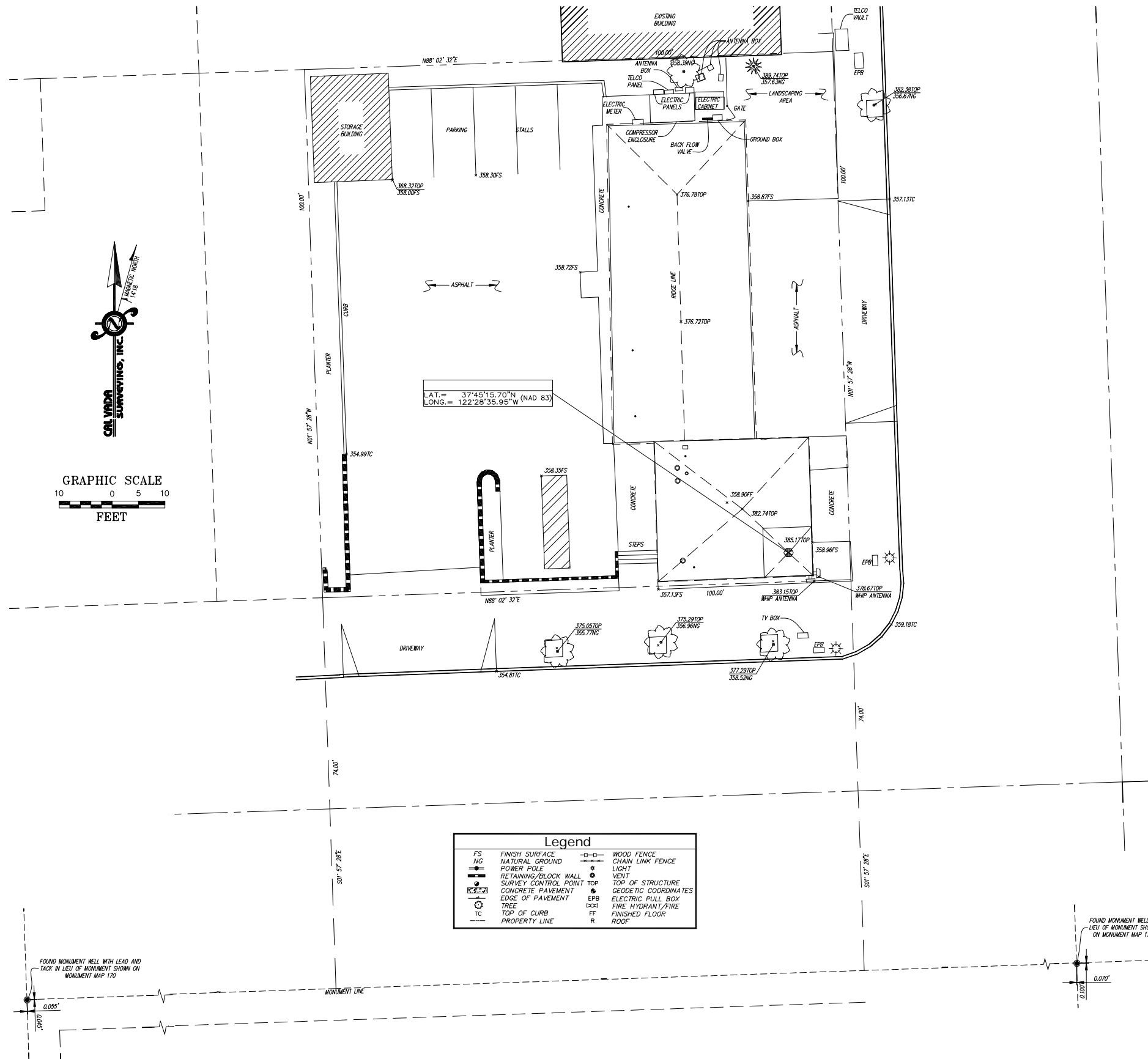
THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 3.

Bench Mark

THE CALIFORNIA SPATIAL REFERENCE C.O.R.S "SBRN", ELEVATION = 101.43 FEET (NAVD 88).

Date of Survey

MARCH 18, 2010



Legend

FS	FINISH SURFACE	—○—	WOOD FENCE
NG	NATURAL GROUND	—○—	CHAIN LINK FENCE
PP	POWER POLE	⊙	LIGHT
RB	RETAINING/BLOCK WALL	⊙	VENT
SCP	SURVEY CONTROL POINT	⊙	TOP OF STRUCTURE
CP	CONCRETE PAVEMENT	⊙	GEODEIC COORDINATES
EP	EDGE OF PAVEMENT	EPB	ELECTRIC PULL BOX
TC	TOP OF CURB	D-03	FIRE HYDRANT/FIRE
PL	PROPERTY LINE	FF	FINISHED FLOOR
		R	ROOF

Streamline Engineering and Design, Inc.
11788 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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CONSULTANT
CALVADA SURVEYING, INC.
411 Janis Cir., Suite 206, Corona, CA 92680
Phone: 951-265-4999 Fax: 951-265-9746
www.calvada.com
Tel/Fax: 800-CALVADA
JOB NO. 10170

PREPARED FOR
at&t
4430 Rosewood Drive
Pleasanton, California 94588

APPROVALS

R.F.	DATE
SAC AND ZONING	DATE
ERICSSON CM	DATE
AT&T CM	DATE
OWNER APPROVAL	DATE

PROJECT NAME
19TH & NORIEGA

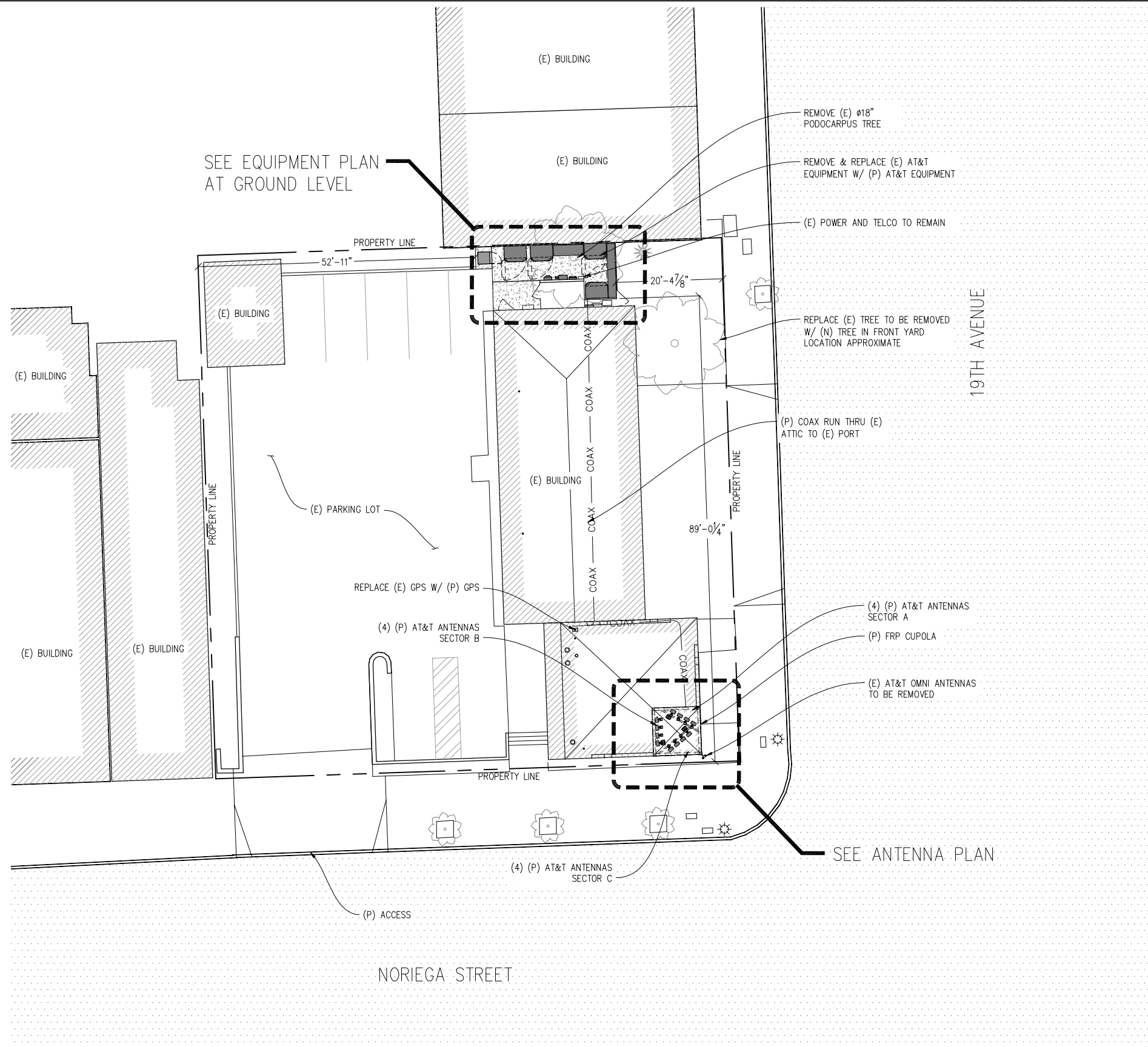
PROJECT NUMBER
CN5557

1799 19TH AVENUE
SAN FRANCISCO, CA
SAN FRANCISCO COUNTY

DATE	DESCRIPTION	BY
03/24/10	PRELIMINARY	GBM

SHEET TITLE
TOPOGRAPHIC SURVEY

C-1
SHEET 1 OF 1



19TH & NORIEGA
 CN5557
 1799 19TH AVE
 SAN FRANCISCO, CA 94122

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
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	07/23/10	ZD 100%	-
	09/02/10	CLIENT REV	C.M.
	-	-	-
	-	-	-
	-	-	-

DRAWN BY: C. METZ
 CHECKED BY: C. MATHISEN
 APPROVED BY: -
 DATE: 09/02/10

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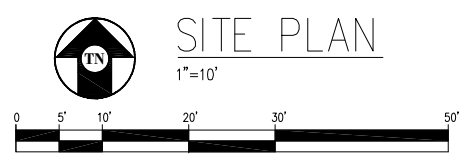
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430 BUSH STREET, 5TH FLOOR
 SAN FRANCISCO, CA 94108

SHEET TITLE:
 SITE PLAN

SHEET NUMBER:
 A-1



19TH & NORIEGA

CN5557
1799 19TH AVE
SAN FRANCISCO, CA 94122

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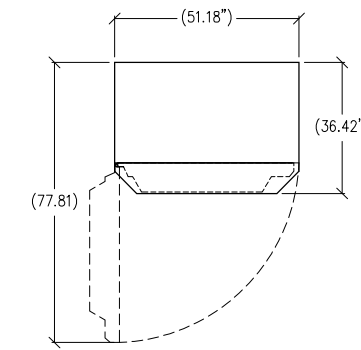
430 BUSH STREET, 5TH FLOOR
SAN FRANCISCO, CA 94108

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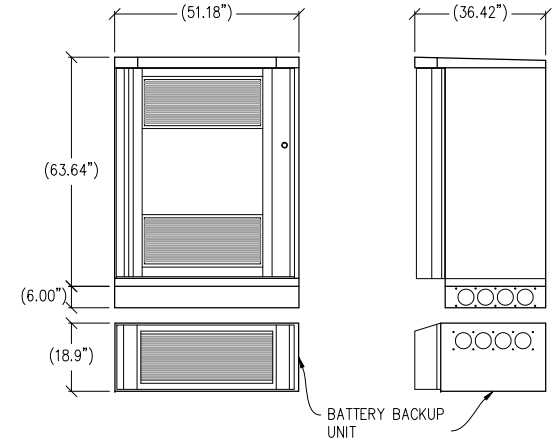
EQUIPMENT PLANS & DETAIL

SHEET NUMBER:

A-2



TOP VIEW

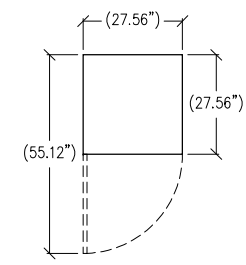


FRONT VIEW

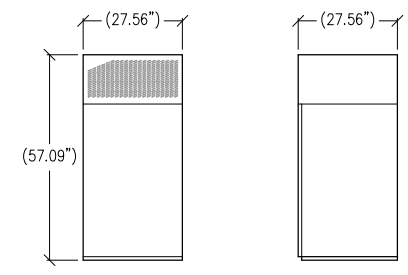
RIGHT VIEW

1 RBS DETAIL

1/2" = 1"
ERICSSON 2106/ 3106 RBS
CABINET W/ BASE



TOP VIEW

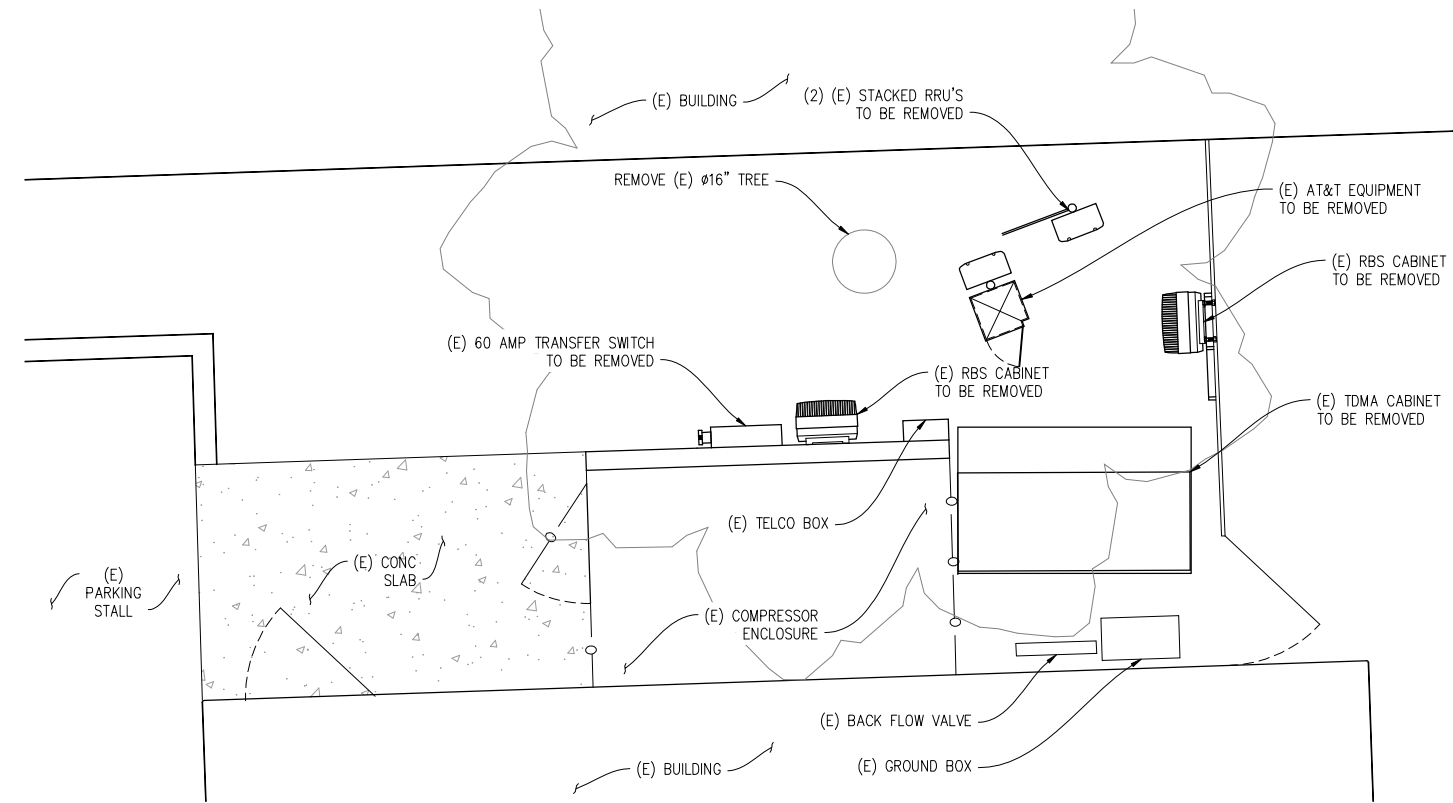


FRONT VIEW

RIGHT VIEW

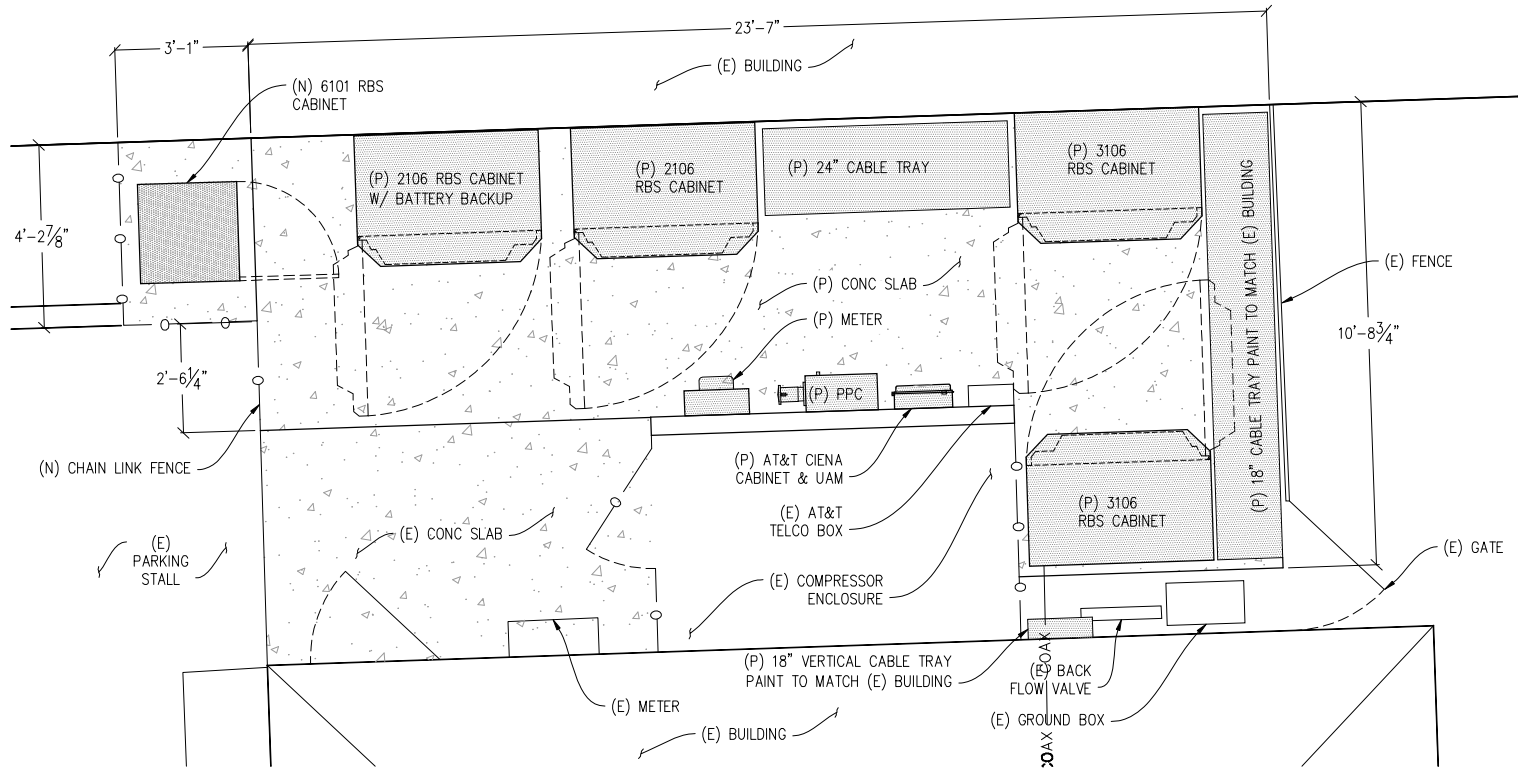
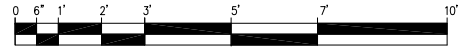
2 RBS DETAIL

1/2" = 1"
ERICSSON 6101 RBS CABINET



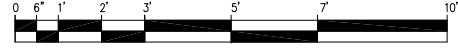
(E) EQUIPMENT PLAN

1/2" = 1"



(P) EQUIPMENT PLAN

1/2" = 1"



19TH & NORIEGA

CN5557
1799 19TH AVE
SAN FRANCISCO, CA 94122

ISSUE STATUS

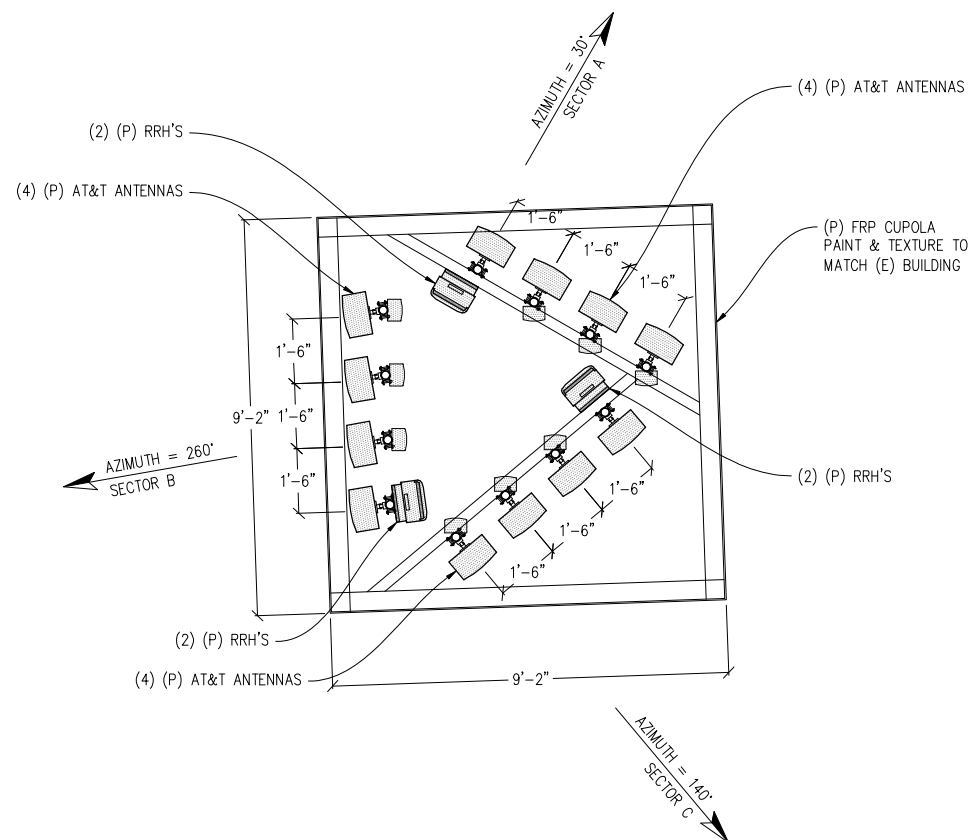
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	-	-	-
	-	-	-

DRAWN BY: C. METZ

CHECKED BY: C. MATHISEN

APPROVED BY: -

DATE: 09/02/10



ANTENNA PLAN

1/2"=1'

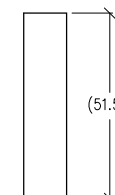


TOP VIEW

(7.1')



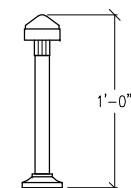
LEFT VIEW



FRONT VIEW

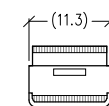
1 ANTENNA DETAIL

1/2"=1'

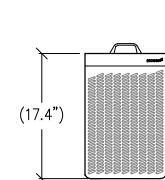


2 GPS DETAIL

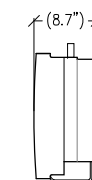
1"=6'



TOP VIEW



FRONT VIEW



RIGHT VIEW

3 RRUS-11 DETAIL

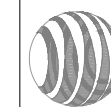
1"=1'

ERICSSON RRUS-11

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at&t



430 BUSH STREET, 5TH FLOOR
SAN FRANCISCO, CA 94108

SHEET TITLE:

ANTENNA PLAN
& DETAILS

SHEET NUMBER:

A-3

19TH & NORIEGA

CN5557
1799 19TH AVE
SAN FRANCISCO, CA 94122

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	-	-	-

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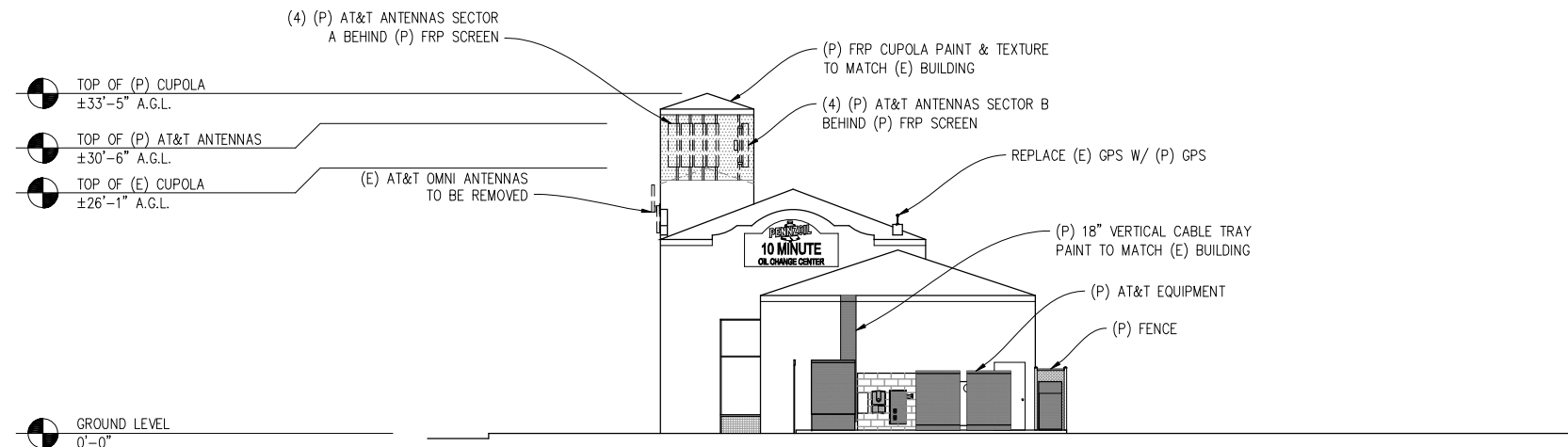
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APPROVED BY: -

DATE: 09/02/10

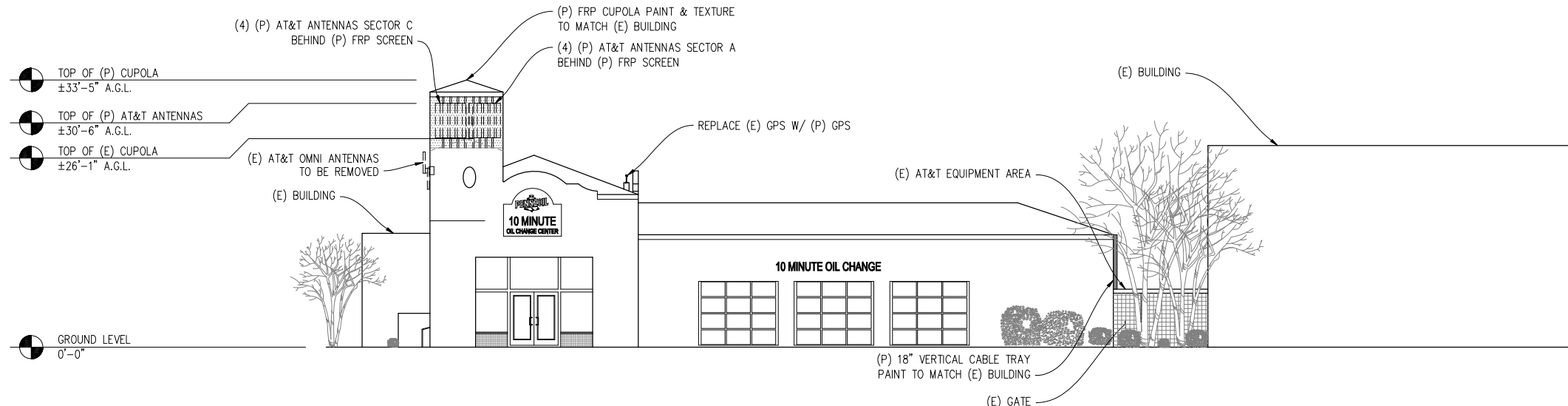
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NORTH ELEVATION

1/8"=1'
VIEW FROM NEIGHBORING BUILDING



EAST ELEVATION

1/8"=1'
VIEW FROM 19TH AVENUE



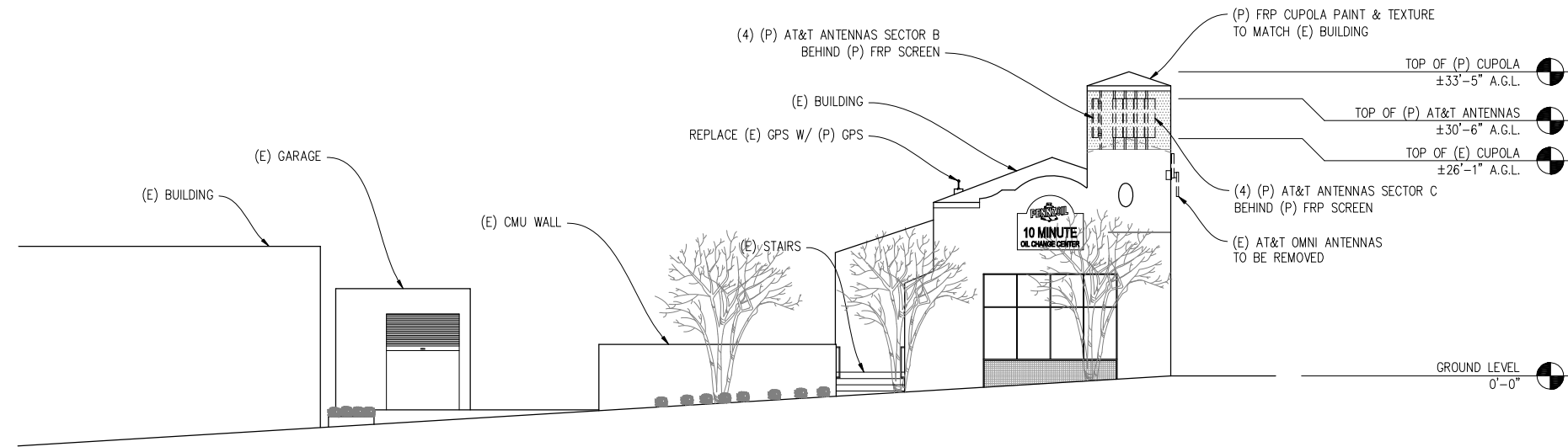
430 BUSH STREET, 5TH FLOOR
SAN FRANCISCO, CA 94108

SHEET TITLE:

ELEVATIONS

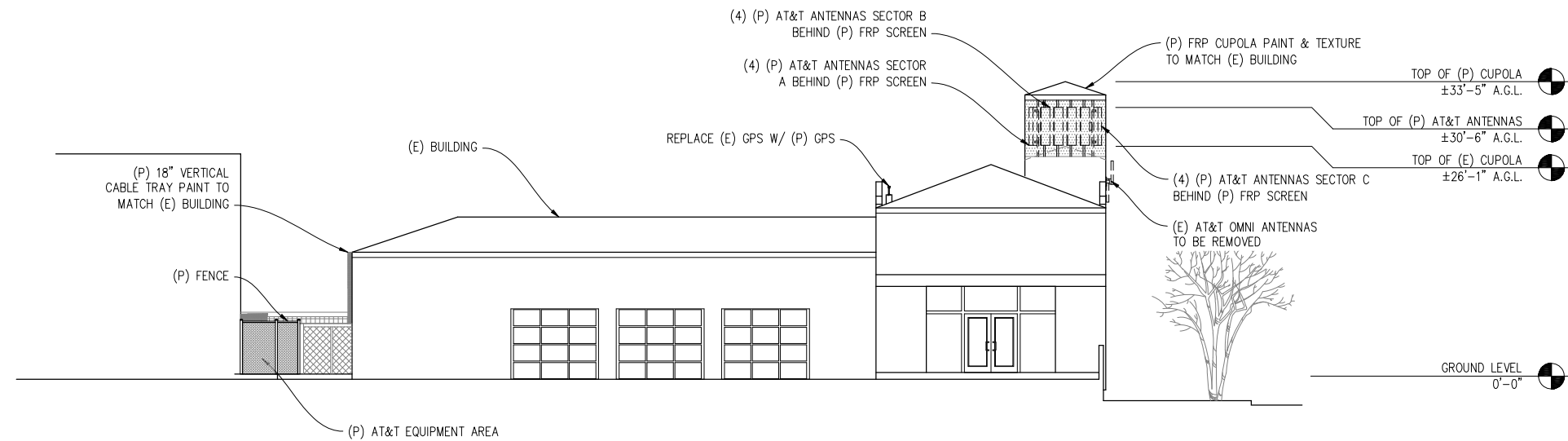
SHEET NUMBER:

A-4



SOUTH ELEVATION

1/8"=1'
VIEW FROM NORIEGA STREET



WEST ELEVATION

1/8"=1'
VIEW FROM PARKING LOT

19TH & NORIEGA

CN5557
1799 19TH AVE
SAN FRANCISCO, CA 94122

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SAN FRANCISCO, CA 94108

SHEET TITLE:
ELEVATIONS
SHEET NUMBER:
A-5