



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: JUNE 6, 2013  
(CONTINUED FROM MAY 9<sup>TH</sup> HEARING)

*Date:* May 30, 2013  
*Case No.:* **2010.1034C**  
*Project Address:* **4216 California Street**  
*Current Zoning:* NC-1 (Neighborhood Commercial, Cluster)  
40-X Height and Bulk District  
*Block/Lot:* 1364/019  
*Project Sponsor:* AT&T Mobility represented by  
Corey Alvin, KDI Planning  
100 Clement Street, 3rd Floor  
San Francisco, CA 94108  
*Staff Contact:* Omar Masry – (415) 575-9116  
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### PROJECT DESCRIPTION

The proposal is to remove an existing micro-site and install a wireless telecommunications services facility consisting of up to nine panel antennas on the roof. The facility is proposed to be installed on the roof behind radio-frequency transparent screen walls with equipment located within a ground floor storage area of an existing medical office building as part of AT&T Mobility's wireless telecommunications network within a NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District. The proposed antennas would measure a maximum of 57" high by 18" wide by 7" thick. A total of nine antennas would be located within three sectors in two different locations on the rooftop. Sector A contains three antennas and is located toward the rear of the building behind a 5' 8" tall screen designed to match the existing building in color and materials. The screen is located five feet from the east and west parapets, five feet from the rear, and approximately 23 feet from the rear property line. Sectors B and C consist of three antennas each, and are located toward the front of the building rooftop behind a 5' 6" tall radio-frequency transparent screen that is setback 4' 6" from the east and west parapets and five feet from the front of the building. All nine antennas would be mounted on the roof of the three-story, 31-foot tall building, with a maximum height of approximately 37' above grade.

Originally calendared for March 14<sup>th</sup>, the case was continued without hearing to May 9<sup>th</sup>, and continued again to June 6<sup>th</sup>. Prior to the May 9<sup>th</sup> hearing date, the Applicant modified the project proposal to increase the antenna and enclosure heights by approximately six inches, which is reflected in the facility description above. The modified proposal was also conveyed to residents and interested persons at a community meeting held by the Applicant on April 17<sup>th</sup>. The Applicant has provided revised photo simulations, plans, radio frequency reports (including third-party evaluation) and Department of Public Health approval reflecting the modified proposal.

## **SITE DESCRIPTION AND PRESENT USE**

The building is located on Assessor's Block 1364, Lot 019 on the north side of California Street between 4<sup>th</sup> and 5<sup>th</sup> Avenues. The site is within a NC-1 (Neighborhood Commercial - Cluster) Zoning District and 40-X Height and Bulk District. The Project Site contains a three-story medical office building.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

Nearby land uses include single-family and two-family homes to the north, single and multiple family residences and office buildings to the east, an automotive service and gasoline station to the south, and office and residential uses to the west. The Project Site is approximately two blocks south and east of the Presidio, and one block north of the Inner Clement Street Neighborhood Commercial District.

## **ENVIRONMENTAL REVIEW**

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

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	February 22 , 2013	February 22, 2013	20 days
Posted Notice	20 days	February 22, 2013	February 22, 2013	20 days
Mailed Notice	20 days	February 22, 2013	February 22, 2013	20 days

## **PUBLIC COMMENT**

Since the original notice on February 22, 2013, the Department has received 15 phone calls from the public requesting additional community meetings, and citing concern regarding property values and health impacts. The Applicant conducted two community meetings on February 9, 2011 and April 17, 2013.

After the second community meeting, a nearby resident, Doug Loranger, submitted a petition of residents and business owners/employees opposed to the project. Mr. Loranger also submitted information challenging the Class 3 Categorical Exemption due to concerns regarding seismic impacts from new structural loads created by the facility, as well as environmental impacts due to prior, and possible flooding of the ground floor room where equipment and battery storage needed to support the facility is proposed.

Doctor Michael Ma, who runs a dental practice on the ground floor of the building, expressed concerns related to the ground floor equipment room. He cited a prior sewage backup event that caused damaged to the practice and proposed equipment room. Dr. Ma also expressed concern that the location of the equipment room would hamper egress from the practice in case of emergency given the lack of a second exit door, which would potentially require staff in the back of the suite to traverse a hallway in front of

the equipment room in case of emergency. Lastly, one letter of support from a nearby resident was also received.

Staff is aware of these concerns and in the event the conditional use is approved, no building permits to construct the facility will be issued unless the applicant demonstrates compliance with respect to building and safety standards, including, but not limited to, those related to potential seismic, ventilation, equipment/chemical storage, flood/inundation impacts, and exiting requirements.

## **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.
- Permits to construct the facility will not be issued unless it has been determined the facility will comply with standards related to the potential for seismic impacts due to the installation rooftop equipment. In addition, exiting requirements and the proposed placement electronic equipment associated with the facility in a ground floor room, shall be reviewed by the San Francisco Fire Department and Department of Building Inspections to ensure compliance with their respective standards, and will also be reviewed by the Department of Public Works with respect to the potential for ground floor flooding or sewage backups.
- An updated Five Year Plan with approximate longitudinal and latitudinal coordinates of proposed locations, including the subject site is on file with the Planning Department.
- All required public notifications were conducted in compliance with the City's code and policies.

## **REQUIRED COMMISSION ACTION**

Pursuant to Section 710.83 of the Planning Code, Conditional Use authorization is required for a macro-WTS facility in NC-1 Districts.

## **BASIS FOR RECOMMENDATION**

This project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The project complies with the applicable requirements of the Planning Code.
- The project is consistent with the objectives and policies of the General Plan.
- The Project is consistent with the 1996 WTS Facilities Siting Guidelines, Planning Commission Resolution No. 14182 and Resolutions No. 16539 and No. 18523 supplementing the 1996 WTS Guidelines.
- The project site is considered a Location Preference 6, (Limited Preference Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines.
- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections.
- The expected RF emissions fall well within the limits established by the FCC.
- Based on propagation maps provided by AT&T Mobility, the project will provide coverage in an area that currently experiences several gaps in coverage and capacity.

- Based on the analysis provided by AT&T Mobility, the project will provide additional capacity in an area that currently experiences insufficient service during periods of high data usage.
- Based on independent third-party evaluation, the maps, data, and conclusions about service coverage and capacity provided by AT&T Mobility are accurate.
- The proposed antennas will be screened on three sides for each of the two sectors, so as to significantly reduce the likelihood of antennas being visible from off-site including adjacent rights-of-way. The screening will mimic an extension of the existing medical office building and insure harmony with neighborhood character.
- The proposed project has been reviewed by staff and found to be categorically exempt from further environmental review. The proposed changes to the subject building do not result in a significant impact on the building and the building is not considered a historic resource. The proposed antenna project is categorically exempt from further environmental review pursuant to the Class 3 exemptions of California Environmental Quality Act.
- A Five Year Plan with approximate longitudinal and latitudinal coordinates of proposed locations, including the subject site, was submitted.
- All required public notifications were conducted in compliance with the City's code and policies.

<b>RECOMMENDATION:</b>	<b>Approval with Conditions</b>
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- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary   | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion        | Drawings: <u>Proposed Project</u>                             |
| <input checked="" type="checkbox"/> Zoning District Map | <input checked="" type="checkbox"/> Check for legibility      |
| <input type="checkbox"/> Height & Bulk Map              | <input checked="" type="checkbox"/> Photo Simulations         |
| <input checked="" type="checkbox"/> Parcel Map          | <input checked="" type="checkbox"/> Coverage Maps             |
| <input checked="" type="checkbox"/> Sanborn Map         | <input checked="" type="checkbox"/> RF Report                 |
| <input checked="" type="checkbox"/> Aerial Photo        | <input checked="" type="checkbox"/> DPH Approval              |
| <input checked="" type="checkbox"/> Context Photos      | <input checked="" type="checkbox"/> Community Outreach Report |
| <input checked="" type="checkbox"/> Site Photos         | <input checked="" type="checkbox"/> Independent Evaluation    |

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



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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## Planning Commission Motion No. XXXX

HEARING DATE: JUNE 6, 2013

*Date:* May 30, 2013  
*Case No.:* **2010.1034C**  
*Project Address:* **4216 California Street**  
*Current Zoning:* NC-1 (Neighborhood Commercial, Cluster)  
 40-X Height and Bulk District  
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 Corey Alvin, KDI Planning  
 100 Clement Street, 3rd Floor  
 San Francisco, CA 94108  
*Staff Contact:* Omar Masry – (415) 575-9116  
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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTION 303(c) AND 710.83 TO REMOVE AN EXISTING MICRO-SITE AND INSTALL A WIRELESS TELECOMMUNICATIONS SERVICES FACILITY CONSISTING OF UP TO NINE PANEL ANTENNAS ON THE ROOF BEHIND RADIO-FREQUENCY TRANSPARENT SCREEN WALLS WITH EQUIPMENT LOCATED WITHIN A GROUND FLOOR STORAGE AREA OF AN EXISTING MEDICAL OFFICE BUILDING AS PART OF AT&T MOBILITY’S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN A NC-1 (NEIGHBORHOOD COMMERCIAL – CLUSTER) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On November 16, 2010, AT&T Mobility (hereinafter "Project Sponsor"), made an application (hereinafter "Application"), for Conditional Use Authorization on the property at 4216 California Street, Lot 019 in Assessor's Block 1364, (hereinafter "Project Site") to remove an existing micro-site and install a wireless telecommunications services facility consisting of up to nine panel antennas on the roof behind radio-frequency transparent screen walls with equipment located within a ground floor storage area of an existing medical office building as part of AT&T Mobility’s wireless telecommunications network within a NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District.

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 3 Categorical Exemption (Section 15303 of the California Environmental Quality Act). The Planning 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 June 6, 2013, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing (continued without discussion from March 14<sup>th</sup> and May 9<sup>th</sup> hearings) 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. 2010.1034C, 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 building is located on Assessor's Block 1364, Lot 019 on the north side of California Street between 4<sup>th</sup> and 5<sup>th</sup> Avenues. This site is within a NC-1 (Neighborhood Commercial - Cluster) Zoning District and 40-X Height and Bulk District. The Project Site contains a three-story medical office building.
3. **Surrounding Properties and Neighborhood.** Nearby land uses include single-family and two-family homes to the north, single and multiple family residences and office building to the east, an automotive service and gasoline station to the south, and office and residential uses to the west. The Project Site is approximately two blocks south and east of the Presidio, and one block north of the Inner Clement Neighborhood Commercial District.
4. **Project Description.** The proposal is to remove an existing micro-site and install a wireless telecommunications services facility consisting of up to nine panel antennas on the roof behind radio-frequency transparent screen walls, and equipment located within a ground floor storage area of an existing medical office building as part of AT&T Mobility's wireless telecommunications network. The proposed antennas would measure a maximum of 57" high by 18" wide by 7" thick. A total of nine antennas will be located within three sectors in two different locations on the rooftop. Sector A contains three antennas and is located toward the rear of the building behind a 5' 8" tall screen designed to match the existing building in color and materials. The screen is located five feet from the east and west parapets, five feet from the rear, and approximately 23 feet from the rear property line. Sectors B and C consist of three antennas each, and are located toward the front of the building rooftop behind a 5' 6" tall radio-frequency

transparent screen that is setback 4' 6" from the east and west parapets and five feet from the front of the building. All nine antennas would be mounted on the roof of the three-story, 31-foot tall building, with a maximum height of approximately 37' above grade.

5. **Past History and Actions.** The Planning Commission adopted the Wireless Telecommunications Guidelines for the installation of Wireless Telecommunications Facilities in 1996 (hereinafter known as "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 was 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 and again in 2012, requiring community outreach, notification, and detailed information about the facilities to be installed.

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.

Section 8.1 of the WTS Siting Guidelines further stipulates that the Planning Commission may not approve WTS applications for Preference 6 (Limited Preference Site) unless the application (a) shows what publicly-used building, co-location site or other Preferred Location Sites are located within the geographic service area; (b) shows by clear and convincing evidence what good faith efforts and measures to secure these Preferred Location Sites were taken; (c) explains why such efforts were unsuccessful; and (d) demonstrates that the location for the site is essential to meet demands in the geographic service area and the Applicant's citywide networks.

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, an independent evaluation verifying coverage and capacity, 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.

In 2005, a micro-site consisting of two Omni-whip antennas at the façade and screened equipment cabinet towards the rear of the building was installed at this site, pursuant to building permit number: 2005 03 21 7963. In June 2010, AT&T Mobility filed for a building permit to install additional equipment cabinets at this site but did not final the permit. In November 2010, AT&T Mobility filed a Conditional Use Permit to upgrade the existing site to a macro site by installing 9 panel antennas on the rooftop of the medical building. On April 5, 2011, the Planning Department received a complaint of antennas installed without the benefit of permits. Subsequently, a Notice of Violation was issued at this location. This Conditional Use Authorization would abate the violation and allow the facility upgrade.

On June 6, 2013, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization pursuant to Planning Code Section 710.83 to install a wireless telecommunications services (“WTS”) facility consisting of removing an existing micro-site and installing a wireless telecommunications services facility consisting of up to nine panel antennas on the roof behind a radio-frequency transparent screen wall with equipment located within a ground floor storage area of an existing medical office building as part of AT&T Mobility’s wireless telecommunications network.

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of zoning and/or building uses for the siting of wireless telecommunications facilities. Under the *Guidelines*, the Project is a Location Preference Number 6, as the Project Site is located in a NC-1 District within a medical office building.
7. **Alternative Site Analysis.** The Project Sponsor has submitted an alternative site analysis and has affirmed the subject site to be the most viable site to serve the geographic service area.
8. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 700 - 2170 Megahertz (MHZ) bands, which is 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.
9. **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*.
10. **Department of Public Health Review and Approval.** The proposed project was referred to the Department of Public Health (DPH) for emissions exposure analysis. Existing RF levels at ground level were approximately 1% of the FCC public exposure limit. There are two existing antennas operated by AT&T Mobility installed on the rooftop of the building. There were observed no other antennas within 100 feet of this site. AT&T Mobility proposes to remove the two existing antennas and install nine new panel antennas. The antennas will be mounted at a

height of approximately 37 feet above the ground. The estimated ambient RF field from the proposed AT&T Mobility transmitters at ground level is calculated to be 0.057 mW/sq. cm., which is 6.2% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 66 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 to within 20 feet of the front of the antennas while in operation. Workers prohibited access and worker notification areas should be marked with red and yellow striping on the rooftop.

11. **Coverage and Capacity Verification.** The maps, data, and conclusion provided by AT&T Mobility to demonstrate need for coverage and capacity have been determined by Hammett & Edison, Inc., a radio engineering consulting firm, to accurately represent the carrier's present and post-installation conclusions.
12. **Maintenance Schedule.** The proposed facility would operate without on-site staff, but with a two-person maintenance crew visiting the property approximately once a month and on an as-needed basis to service and monitor the facility.
13. **Community Outreach.** Per the *Guidelines*, the Project Sponsor held Community Outreach Meetings for the proposed project. The first meeting was held at 6:30 p.m. on February 9, 2011 at the San Francisco Public Library – Richmond Branch at 351 9<sup>th</sup> Street. Twelve members of the community attended the meeting and asked questions about EMF emissions and health, impact on views, the existing micro-site, and location of other nearby AT&T Mobility sites. A second meeting was held at 6:00 p.m. on April 17, 2013 at the same location. The Project Sponsor conveyed to residents that the facility plans were being revised to reflect a six inch increase in antenna and enclosure heights. Those community members present at the second meeting raised similar concerns with regard to EMF emissions, as well as building safety issues cited in prior written comments to the Department.
14. **Five-year plan:** Per the *Guidelines*, the Project Sponsor submitted its latest five-year plan, as required, in April 2013.
15. **Public Comment.** As of May 30, 2013, the Department has received phone calls requesting additional community meetings, concerns regarding health impacts of the antennas, and impact on property values. In addition residents and business owners have submitted a petition against the project and documentation regarding impacts due to seismic, flood, egress, and ventilation concerns.
16. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Use.** Per Planning Code Section 710.83, a Conditional Use authorization is required for the installation of other public uses such as wireless transmission facilities.

17. **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 proposed project at 4216 California Street 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 designed to be compatible with the surrounding nature of the vicinity. The approval of this authorization has been found 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 buildings and insure harmony with neighborhood character. The Project has been reviewed and determined to not cause the removal or alteration of any significant architectural features on the subject building.*

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

*Coverage: San Francisco does have sufficient overall wireless coverage (note that this is separate from carrier capacity). San Francisco's unique coverage issues are due to topography and building heights. The hills and buildings disrupt lines of site between WTS base stations. Thus, telecommunication carriers continue to 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 capacity. It is necessary for San Francisco, as a leader in technology, to have adequate capacity.*

*The proposed project at 4216 California Street is necessary in order to achieve sufficient street and in-building mobile phone coverage and data capacity. Recent drive tests in the subject area conducted by the AT&T Mobility Radio Frequency Engineering Team provide evidence that the subject property is the most viable location, based on factors including quality of coverage and aesthetics.*

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.*

*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 when operated in compliance with the FCC-adopted health and safety standards.*

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

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

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

*While some noise and dust may result from the installation of the antennas and transceiver equipment, noise or noxious emissions from continued use are not likely to be significantly greater than ambient conditions due to the operation of the wireless communication network.*

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

*Nine antennas are proposed to be mounted on the rooftop behind a radio-frequency transparent screen designed to match the building in color and material.*

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.*

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

## HOUSING ELEMENT

### BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE

#### OBJECTIVE 12 – BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY’S GROWING POPULATION.

**POLICY 12.2** – Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.

**POLICY 12.3** – Ensure new housing is sustainable supported by the City’s public infrastructure systems.

*The Project will improve AT&T Mobility’s coverage and capacity in the surrounding residential, commercial and recreational areas 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 by concealing the antennas behind a radio-transparent screen on the top 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 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.*

**VISITOR TRADE**

**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 Mobility 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.

*The Project would enhance the ability of the City to protect both life and property from the effects of a fire or natural disaster by providing communication services.*

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

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

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

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

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

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

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

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

*Due to the nature of the project and minimal maintenance or repair, municipal transit service would not be impeded and neighborhood parking would not be overburdened.*

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

*The Project would cause no displacement of industrial and service sector activity.*

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*Compliance with applicable structural safety and seismic safety requirements would be considered during the building permit application review process.*

- G. That landmarks and historic buildings be preserved.

*The proposed antennas will be mounted on the rooftop of the existing building that is not a historic resource.*

- 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.*

20. 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.

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

**DECISION**

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Conditional Use authorization under Planning Code Sections 710.83 and 303 to install up to nine panel antennas and associated equipment cabinets at the Project Site as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 6 (Limited Preference Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within a NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District and subject to the conditions of approval attached hereto as **Exhibit A**.

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

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **June 6, 2013**.

Jonas P. Ionin  
Acting Commission Secretary

AYES

NAYS:

ABSENT:

ADOPTED: June 6, 2013

## **EXHIBIT A**

### **AUTHORIZATION**

This authorization is for a Conditional Use Authorization under Planning Code Sections 710.83 and 303 to remove an existing micro-site and install a wireless telecommunications services facility consisting of up to nine panel antennas on the roof behind a radio-frequency transparent screen wall with equipment located within a ground floor storage area of an existing medical office building as part of AT&T Mobility's wireless telecommunications network within a NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District.

### **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 **June 6, 2013** under Motion No. xxxxx.

### **PRINTING OF CONDITIONS OF APPROVAL ON PLANS**

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. xxxxx 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.

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **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](http://www.sf-planning.org).*

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

### DESIGN – COMPLIANCE AT PLAN STAGE

3. **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 415-575-9116, [www.sf-planning.org](http://www.sf-planning.org).*

4. **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 effects;
  - g. Rooftop installations shall be setback such that back up facilities are not viewed from the street;
  - h. Antennas 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 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

#### **MONITORING - AFTER ENTITLEMENT**

5. **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](http://www.sf-planning.org)*

6. **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](http://www.sf-planning.org)*

7. **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](http://www.sf-planning.org).*

**8. Implementation 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 implementation of the conditions of approval contained in this authorization, including costs incurred by this Department, the Department of Public Health, the Department of Technology, Office of the City Attorney, or any other appropriate City Department or agency. 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](http://www.sf-planning.org).*

**9. 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 (including rooftop areas at 4214 and 4218 California), 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](http://www.sf-planning.org).*

**10. 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](http://www.sfdph.org).*

11. **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.sf-planning.org](http://www.sf-planning.org)*

12. **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.sf-planning.org](http://www.sf-planning.org)*

13. **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](http://www.sfdph.org).*

## OPERATION

14. **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.sf-planning.org](http://www.sf-planning.org)*

15. **Out of Service – WTS.** The Project Sponsor or Property Owner shall remove antennas 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](http://www.sf-planning.org)*

16. **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](http://www.sfdph.org).*

17. **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](http://www.sfdph.org).*

18. **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](http://www.sf-planning.org)*

19. **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>*

# Zoning Map



SUBJECT PROPERTY



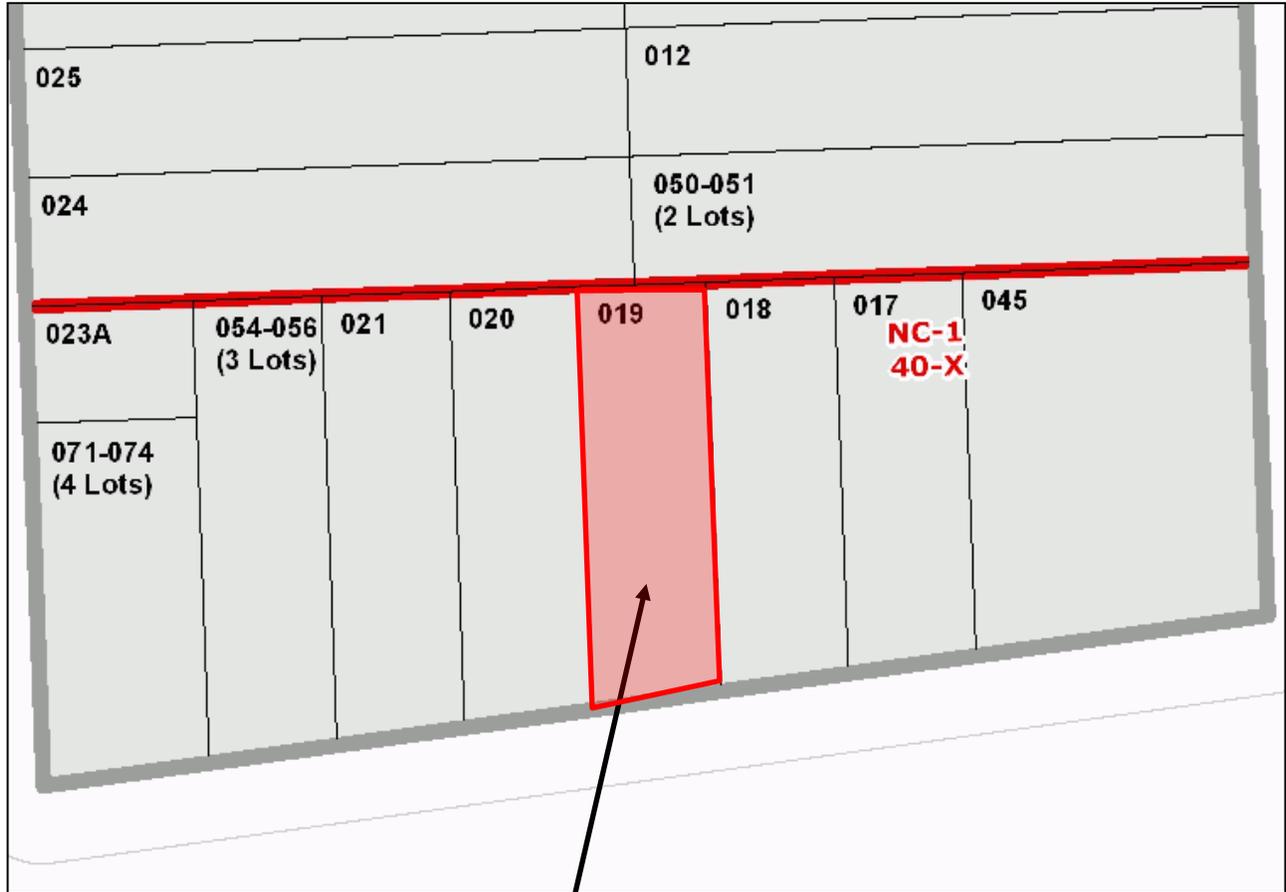
# Aerial Photo



SUBJECT PROPERTY

Case Number 2010.1034C  
AT&T Mobility WTS Facility  
4216 California Street

# Parcel Map

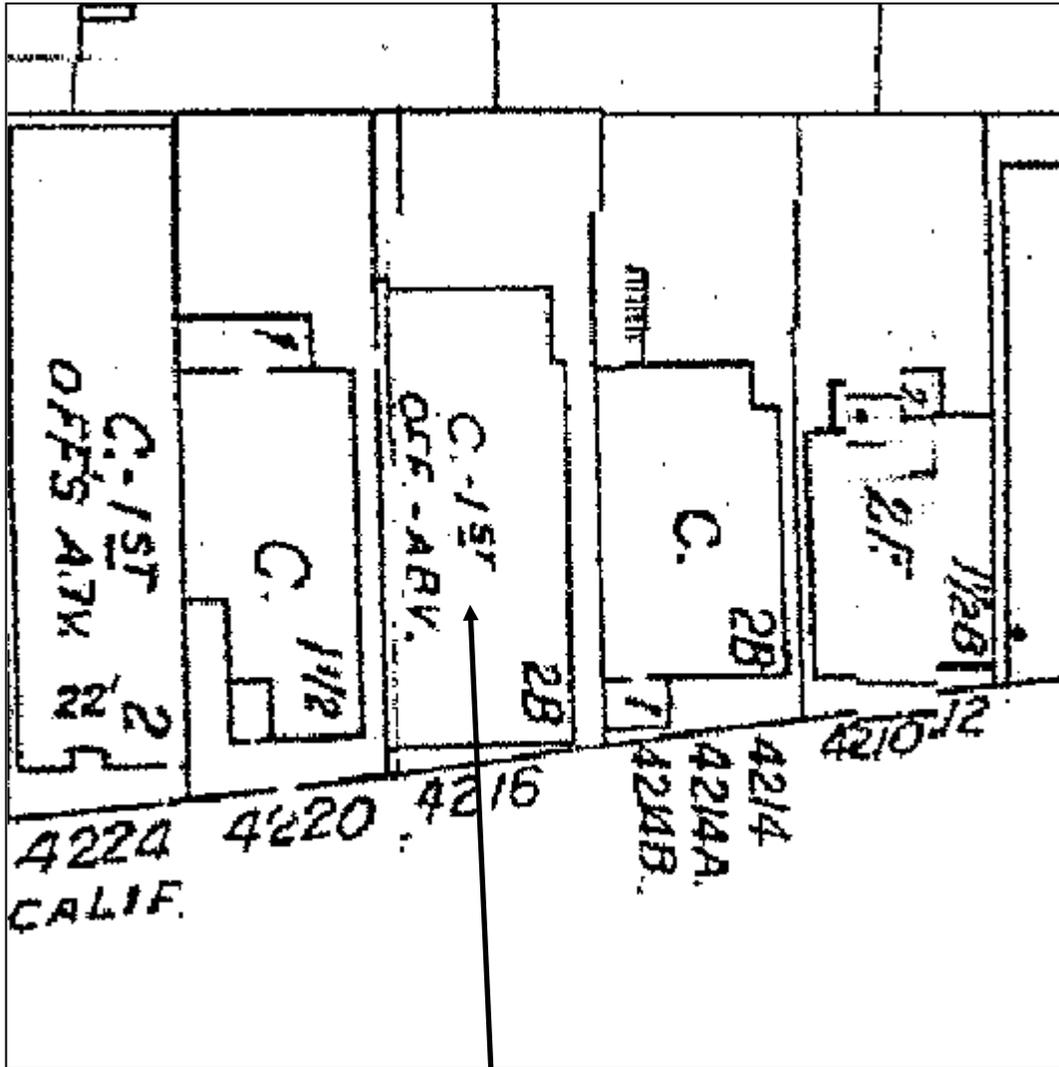


**SUBJECT PROPERTY**



Case Number 2010.1034C  
AT&T Mobility WTS Facility  
4216 California Street

# Sanborn Map\*



SUBJECT PROPERTY

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



Case Number 2010.1034C  
AT&T Mobility WTS Facility  
4216 California Street

## I. Scale of Locale – Contextual Photographs

See attached photographs identifying the heights of buildings within 100 feet of proposed site including subject property



View of subject blockface looking east on California Street



View of subject blockface looking west on California Street



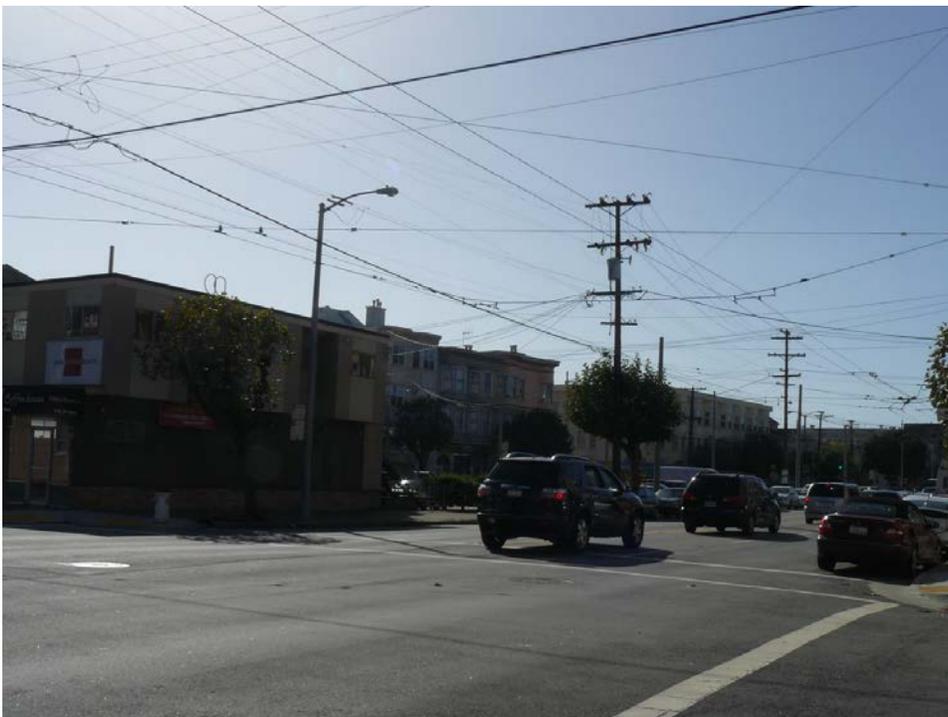
Looking west on California Street from 5<sup>th</sup> Avenue at the northerly blockface



Looking north on 5<sup>th</sup> Avenue at the easterly blockface



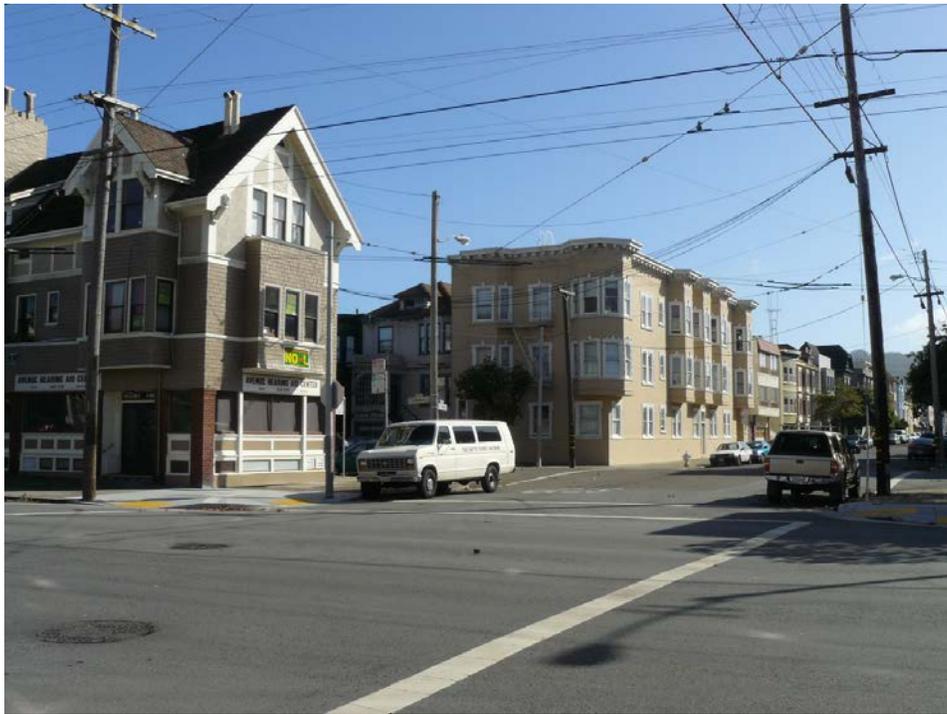
Looking north on 5<sup>th</sup> Avenue at the westerly blockface



Looking west on California Street from 5<sup>th</sup> Avenue at the southerly blockface



Looking east on California Street from 5<sup>th</sup> Avenue at the southerly blockface



Looking south on 5<sup>th</sup> Avenue at the easterly blockface



Looking south on 5<sup>th</sup> Avenue at the westerly blockface



Looking north on 4<sup>th</sup> Avenue at the westerly blockface



Looking north down 4<sup>th</sup> Avenue at the easterly blockface



Looking south on 4<sup>th</sup> Avenue at the easterly blockface

# Existing

existing AT&T antennas to be removed



at&t

CC4032

Dental Building

4216 California Street  
San Francisco, CA 94118

# Proposed

proposed AT&T antenna sectors B & C behind RF transparent screen



# Existing

existing AT&T antennas to be removed



at&t

CC4032

Dental Building

4216 California Street  
San Francisco, CA 94118

# Proposed

proposed AT&T antennas  
behind RF transparent screen



AT&T Mobility Conditional Use Permit Application  
4216 California Street, San Francisco

STATEMENT OF MICHAEL CANIGLIA

I am AT&T's radio frequency manager with respect to the proposed wireless communications facility at 4216 California Street, San Francisco (the "Property"). Based on my personal knowledge of the Property and with AT&T's wireless network, as well as my review of AT&T's records with respect to the Property and its wireless telecommunications facilities in the surrounding area, I have concluded that the work associated with this permit request is needed to close a significant service coverage gap in the area roughly bordered by Lake and Clement Streets, 7<sup>th</sup> and 2<sup>nd</sup> Avenues.

The service coverage gap is caused by obsolete or inadequate (or, in the case of 4G LTE, non-existent) infrastructure along with increased use of wireless broadband services in the area. As explained further in Exhibit 1, AT&T's existing facilities cannot adequately serve its customers in the desired area of coverage, let alone address rapidly increasing data usage. Although there is reasonable 3G outdoor signal strength in the area, 3G coverage indoors may be weak and the quality of 3G service overall is unacceptable, particularly during high usage periods of the day. Moreover, 4G LTE service coverage has not yet been deployed in this area.

AT&T uses Signal-to-Noise information to identify the areas in its network where capacity restraints limit service. This information is developed from many sources including terrain and clutter databases, which simulate the environment, and propagation models that simulate signal propagation in the presence of terrain and clutter variation. Signal-to-Noise information measures the difference between the signal strength and the noise floor within a radio frequency channel, which, in turn, provides a measurement of service quality in an area. Although the signal level may be adequate by itself, the noise level fluctuates with usage due to the nature of the 3G technology and at certain levels of usage the noise level rises to a point where the signal-to-noise ratio is not adequate to maintain a satisfactory level of service. In other words, while the signal itself fluctuates as a function of distance of the user from the base station, the noise level fluctuates with the level of usage on the network on all mobiles and base stations in the vicinity. Signal-to-Noise information identifies where the radio frequency channel is usable; as noise increases during high usage periods, the range of the radio frequency channel declines causing the service coverage area for the cell to contract.

Exhibit 2 to this Statement is a map of existing service coverage (without the proposed installation at the Property) in the area at issue. It includes service coverage provided by existing AT&T sites. The green shaded areas depict areas within a Signal-to-Noise range that provide acceptable service coverage even during high demand periods. Thus, based upon current usage, customers are able to initiate and complete voice or data calls either outdoors or most indoor areas at any time of the day, independent of the number of users on the network. The yellow shaded cross-hatched areas depict areas within a Signal-to-Noise range that results in a service coverage gap during high demand periods. In this area, severe service interruptions occur during periods of high usage, but reliable and uninterrupted service may be available during low demand periods. The pink shading depicts areas within a Signal-to-Noise range in which a customer might have difficulty receiving a consistently acceptable level of service at any time, day or night, not just during high demand periods. The quality of service experienced by any individual customer can differ greatly depending on whether that customer is indoors, outdoors, stationary, or in transit. Under AT&T's wireless customer service standards, any area in the pink or yellow cross-hatched category is considered inadequate service coverage and constitutes a service coverage gap.

Exhibit 3 to this Statement depicts the current actual voice and data traffic in the immediate area. As you can see from the exhibit, the traffic fluctuates at different times of the day. In actuality, the service coverage footprint is constantly changing; wireless engineers call it "cell breathing" and during high usage periods, as depicted in the chart, the service coverage gap increases substantially. The time periods in which the existing surrounding cell sites experience highest usage conditions (as depicted in the yellow shaded cross-hatched area in Exhibit 2) are significant. Based upon my review of the maps, the Signal-to-Noise information, and the actual voice and data traffic in this area, it is my opinion that the service coverage gap shown in Exhibit 2 is significant.

Exhibit 4 to this Statement is a map that predicts service coverage based on Signal-to-Noise information in the vicinity of the Property if antennas are placed as proposed in the application. As shown by this map, placement of the equipment at the Property closes the significant 3G service coverage gap.

In addition to these 3G wireless service gap issues, AT&T is in the process of deploying its 4G LTE service in San Francisco with the goal of providing the most advanced personal wireless experience available to residents of the City. AT&T holds a license with the FCC and has a responsibility to utilize this spectrum to provide personal wireless services in the City. 4G LTE is capable of delivering speeds

up to 10 times faster than industry-average 3G speeds. LTE technology also offers lower latency, or the processing time it takes to move data through a network, such as how long it takes to start downloading a webpage or file once you've sent the request. Lower latency helps to improve the quality of personal wireless services. What's more, LTE uses spectrum more efficiently than other technologies, creating more space to carry data traffic and services and to deliver a better overall network experience. This is particularly important in San Francisco because of the likely high penetration of the new 4G LTE iPad and other LTE devices.

Exhibit 5 is a map that depicts 4G LTE service in the area surrounding the Property, and it shows a significant 4G LTE service gap in the area. After the upgrades, Exhibit 6 shows that 4G LTE service is available both indoors and outdoors in the targeted service area. This is important in part because as existing customers migrate to 4G LTE, the LTE technology will provide the added benefit of reducing 3G data traffic, which currently contributes to the significant service coverage gap on the UMTS (3G) network during peak usage periods as shown in Exhibit 2.

In order to close the 4G LTE service coverage gap shown in Exhibit 5 and provide the benefits associated with 4G LTE personal wireless service, it is necessary to include 4G LTE-specific antennas to the proposed site. Exhibit 6 shows that the work subject to this application closes the gap.

I have a Master's degree in Business Administration, a Bachelor's degree in Electrical Engineering and an Associate's degree in Electronic Communication Technology. I have worked as an engineering expert in the Wireless Communications Industry for over 20 years.

Michael Caniglia



6 February 2013

**AT&T Mobility • Base Station No. SF2325  
4216 California 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 AT&T Mobility, a personal wireless telecommunications carrier, to evaluate proposed modifications to its existing base station (Site No. SF2325) located at 4216 California 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 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:

<u>Wireless Service</u>	<u>Frequency Band</u>	<u>Occupational Limit</u>	<u>Public Limit</u>
Microwave (Point-to-Point)	5–80,000 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
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 employed by Hammett & Edison, Inc., during normal business hours on May 4, 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 October 19, 2010.

**Checklist**

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

There was observed an omnidirectional antenna at each of the two front corners of the three-story office building located at 4216 California Street. 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 other WTS facilities are reported to be approved for this site but not installed.



**AT&T Mobility • Base Station No. SF2325  
4216 California 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 no other WTS facilities observed within 100 feet of the 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 remove its existing antennas and to install nine Andrew Model DBXNH-6565A-R2M directional panel antennas above the roof of the building. The antennas would be mounted with up to 6° downtilt at an effective height of about 36 feet above ground, 4 feet above the roof, and would be oriented in groups of three toward 0°T, on short poles above the roof at the back of the building, and toward 150°T and 220°T, behind a view screen to be constructed at the front of the building.

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 proposed by AT&T in any direction is 5,590 watts, representing simultaneous operation at 1,820 watts for AWS, 1,390 watts for PCS, 1,600 watts for cellular, and 780 watts for 700 MHz service.

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

The drawings show the proposed antennas to be installed as described in Item 4 above. There were noted no buildings of similar height 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 AT&T operation by itself is calculated to be 0.023 mW/cm<sup>2</sup>, which is 4.3% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to be less than 5% of the limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 53 feet out from the antenna faces and to much lesser distances above, below, and to the sides; this reaches areas of the roof but does not reach any publicly accessible areas.

AT&T Mobility • Base Station No. SF2325  
4216 California Street • San Francisco, California

9. Describe proposed signage at site.

Due to their mounting locations, the AT&T 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 14 feet directly in front of the antennas themselves, such as might occur during maintenance work on the roof, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Marking "exclusion areas" with yellow striping out to the edge of the roof in front of the antennas and posting explanatory warning signs\* at the roof access ladder and on the screens 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 the undersigned's professional opinion that the proposed operation of AT&T Mobility base station located at 4216 California Street in San Francisco, California, 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. Marking roof areas and posting explanatory signs is recommended to establish compliance with occupational exposure limitations.



William F. Hammett, P.E.

707/996-5200



October 26, 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:** Omar Masry  
**RF Engineer Consultant:** Hammett and Edison **Phone Number:** (707) 996-5200  
**Project Address/Location:** 4216 California St  
**Site ID:** 1291 **SiteNo.:** SF2325

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: 9820 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: 9820 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 10.4.1d)
- 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: 0.057 mW/cm<sup>2</sup>    Maximum RF Exposure Percent: 6.2
- 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.  
 Public\_Exclusion\_Area    Public Exclusion In Feet: 66  
 Occupational\_Exclusion\_Area    Occupational Exclusion In Feet: 20

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 antennas operated by AT&T Wireless installed on the roof top of the building at 4216 California Street. 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 existing antennas and install 9 new antennas. The antennas will be mounted at a height of 34 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.057 mW/sq cm., which is 6.2 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 66 feet and includes portions of the rooftop area. Post installation measurements should be taken in order to ensure that the RF levels equal to the public exposure limit are not exceeded for the neighbors on California Street (4214 and 4218). Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Worker should not have access to within 20 feet of the front of the antennas while they are in operation. Red striping should be placed on the rooftop to designate prohibited access areas and yellow striping for the worker notification zones.

       **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: \_\_\_\_\_



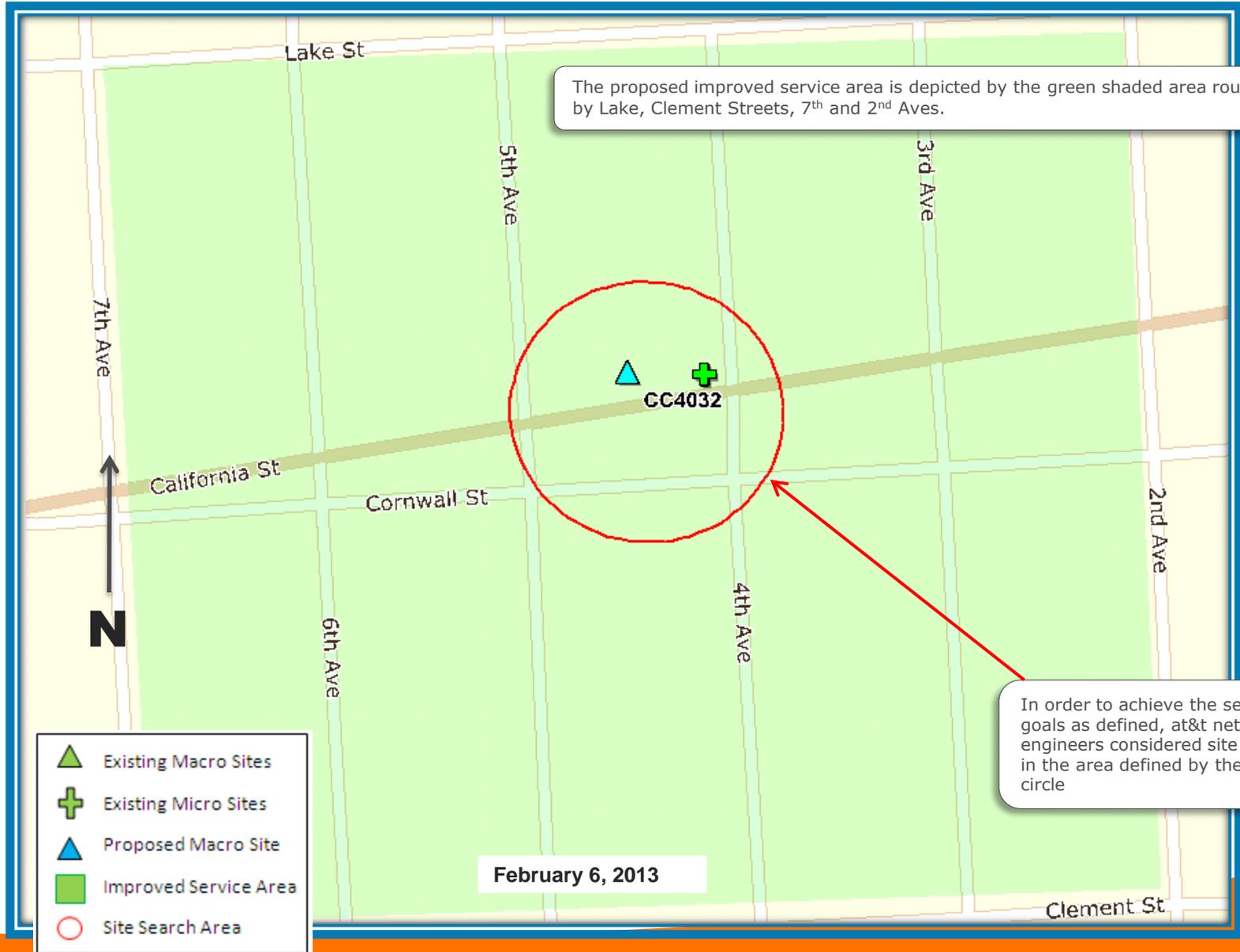
Dated: 4/25/2013

Patrick Fosdahl

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

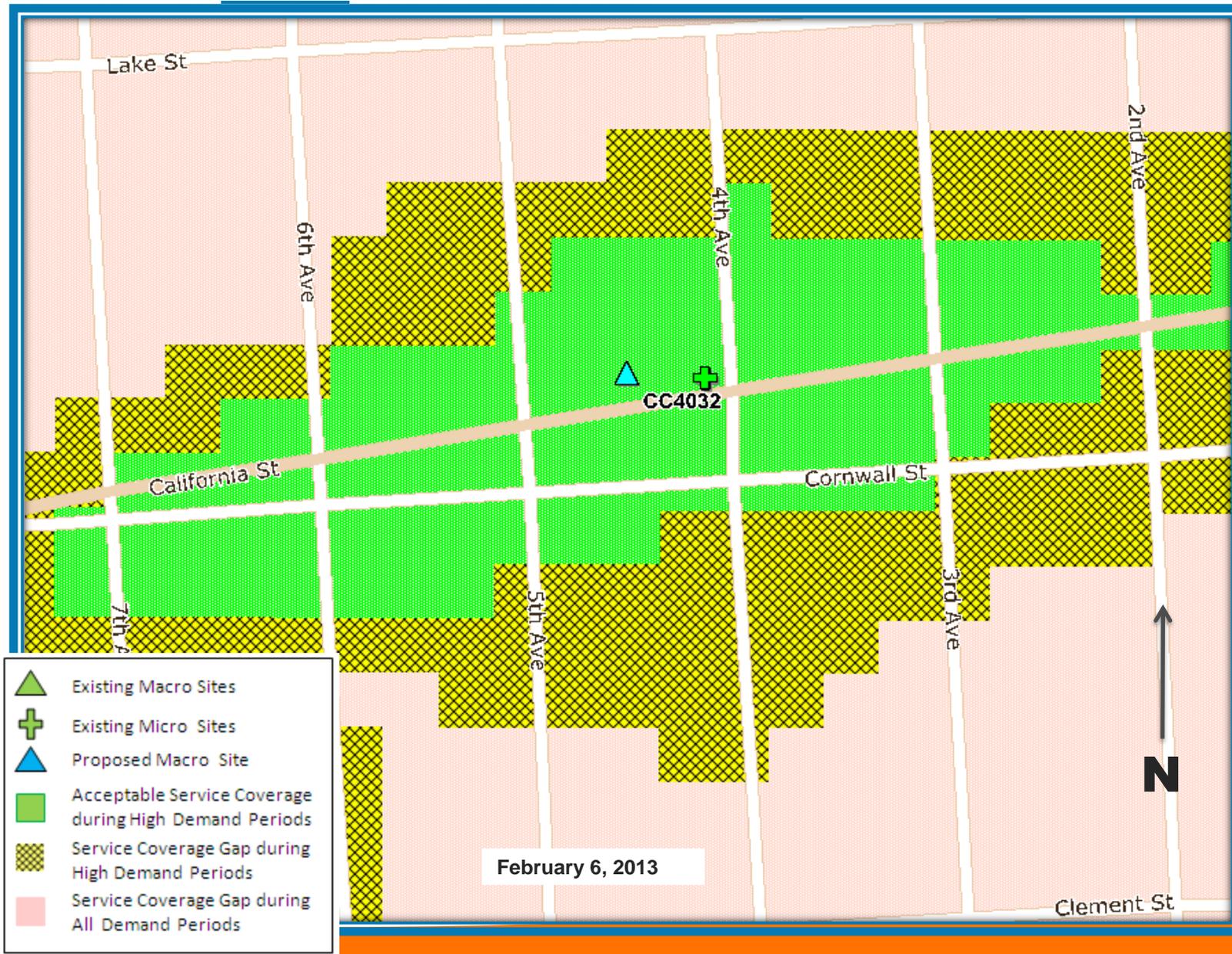
# Service Improvement Objective (CC4032)

4216 California Street



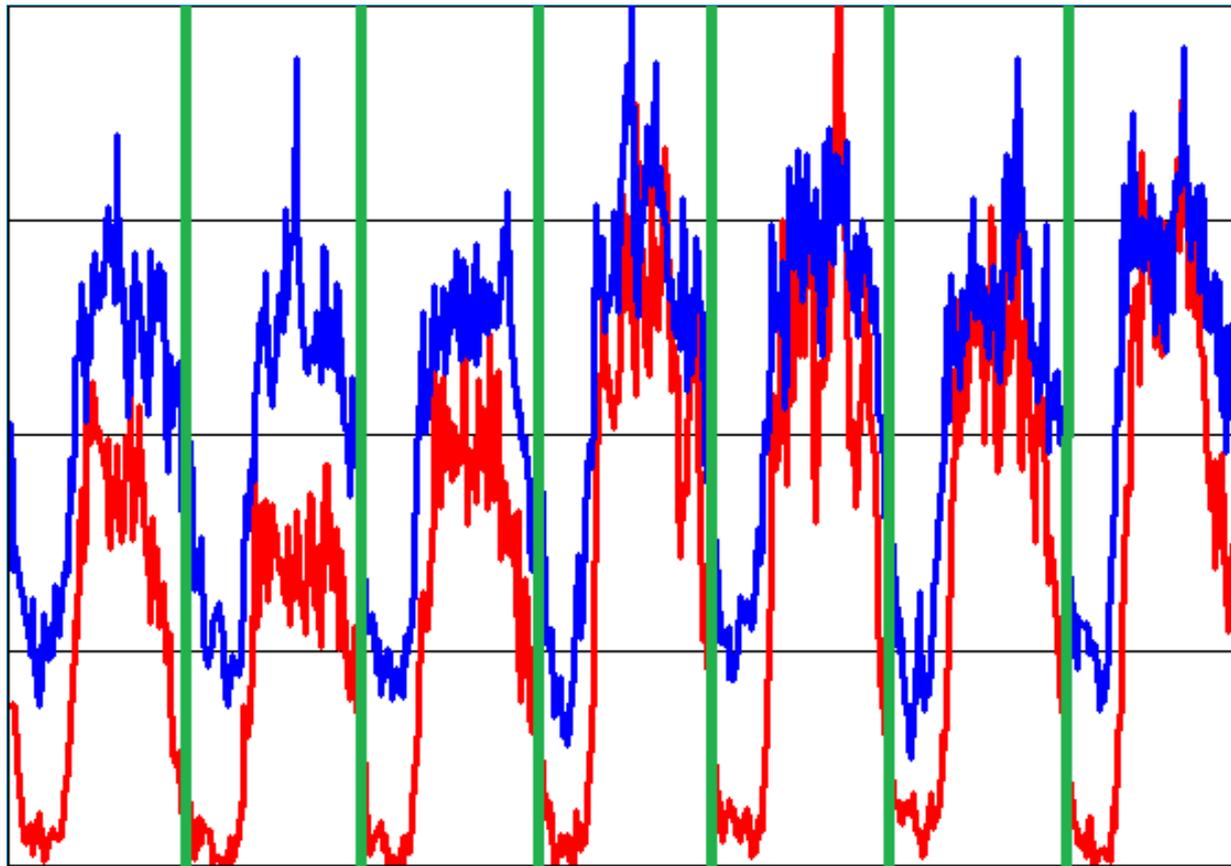
# Exhibit 2 - Proposed Site at 4216 California (CC4032)

Service Area **BEFORE** site is constructed



# Exhibit 3 - Current 7-Day Traffic Profile for the Location of CC4032

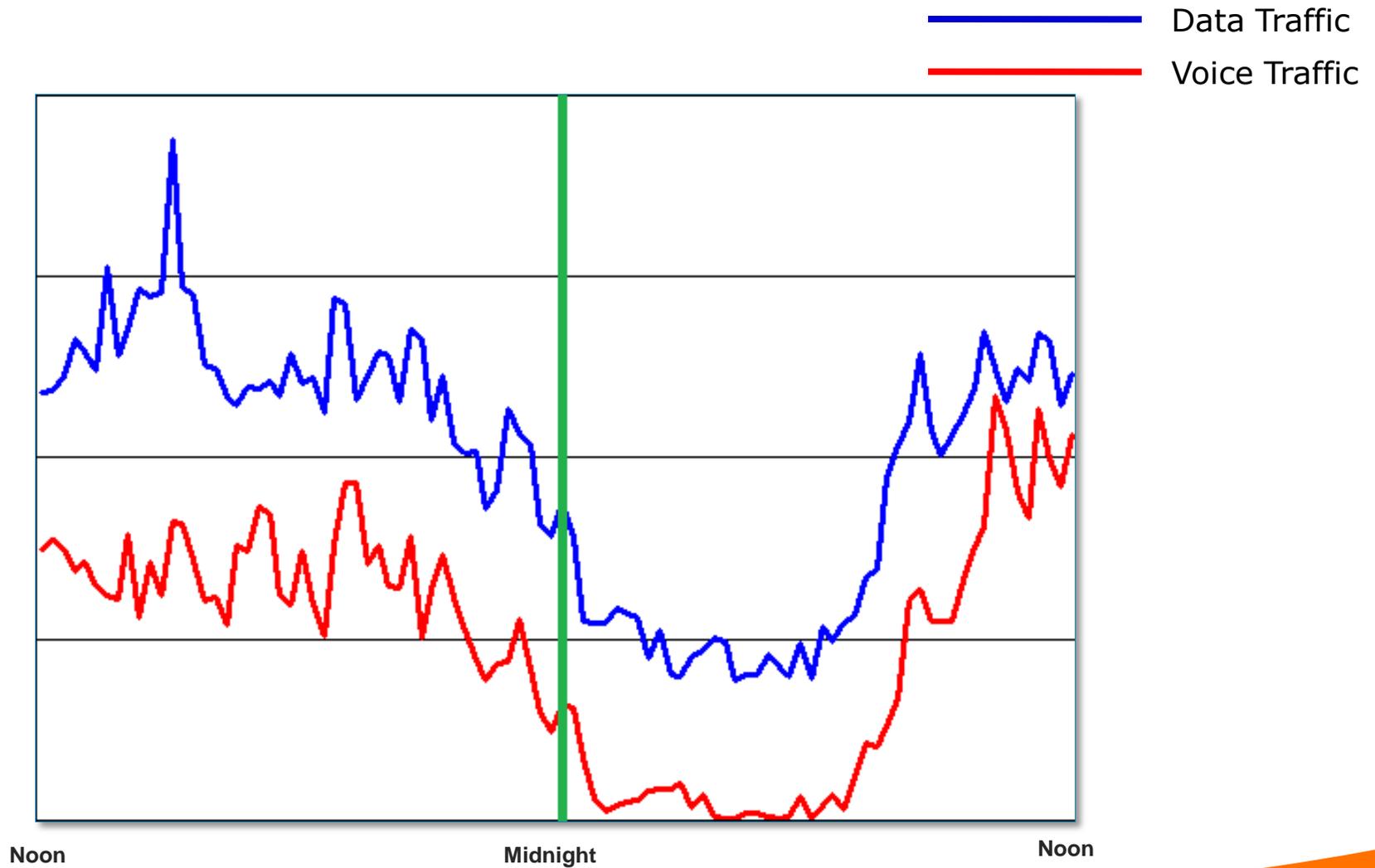
— Data Traffic  
— Voice Traffic



Saturday

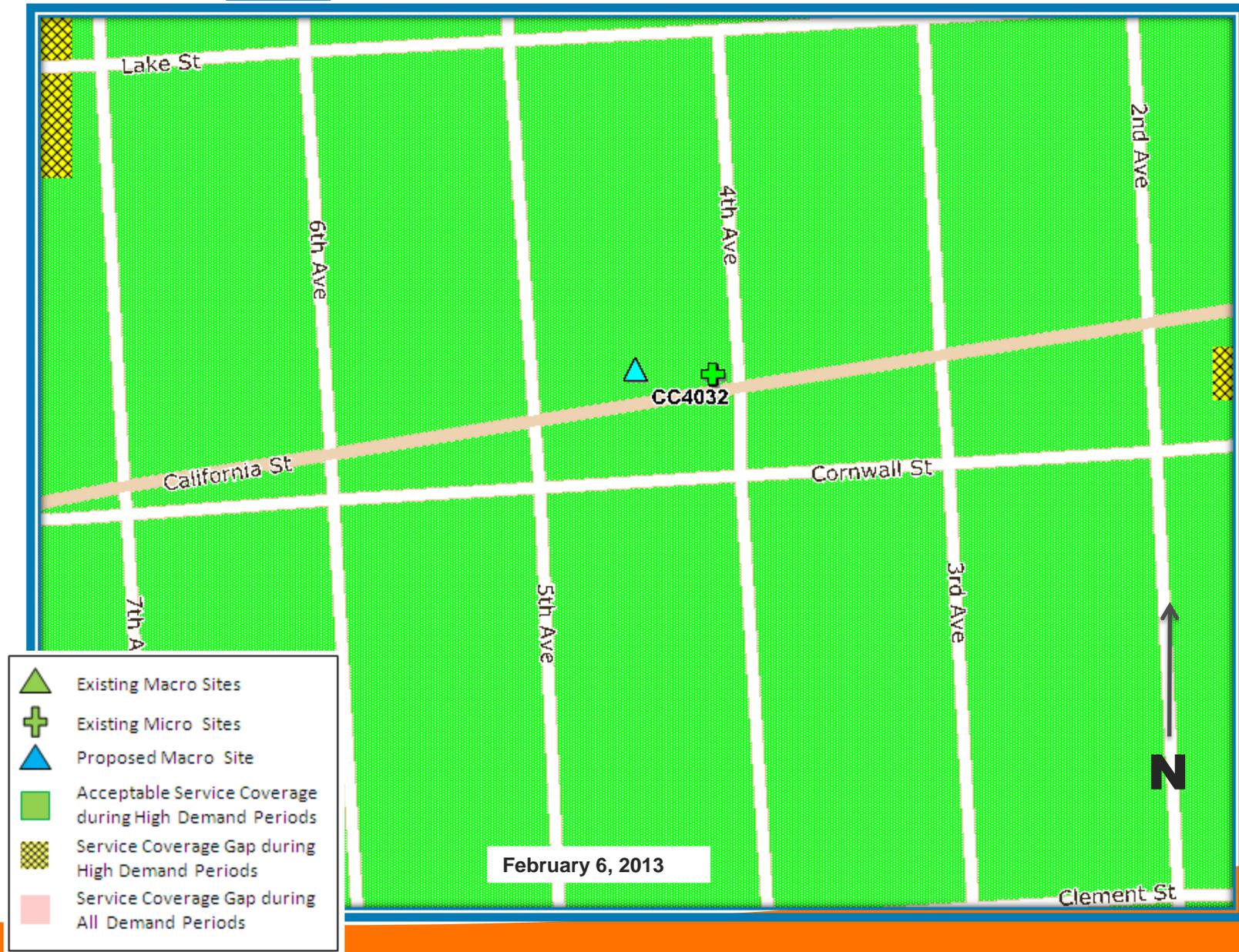
Friday

## Exhibit 3 - Current 24-Hour Traffic Profile for the Location of CC4032



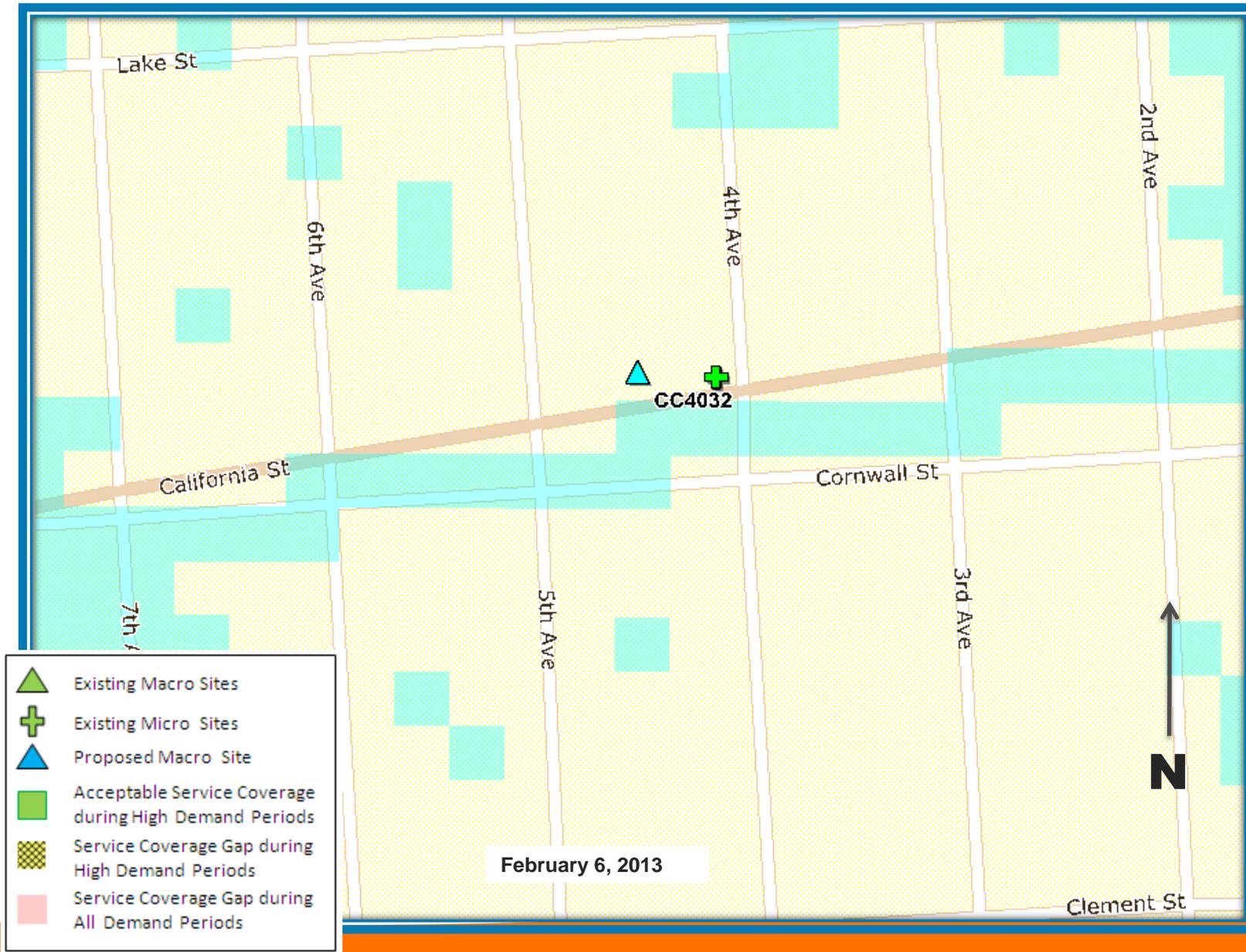
# Exhibit 4 - Proposed Site at 4216 California (CC4032)

Service Area AFTER site is constructed



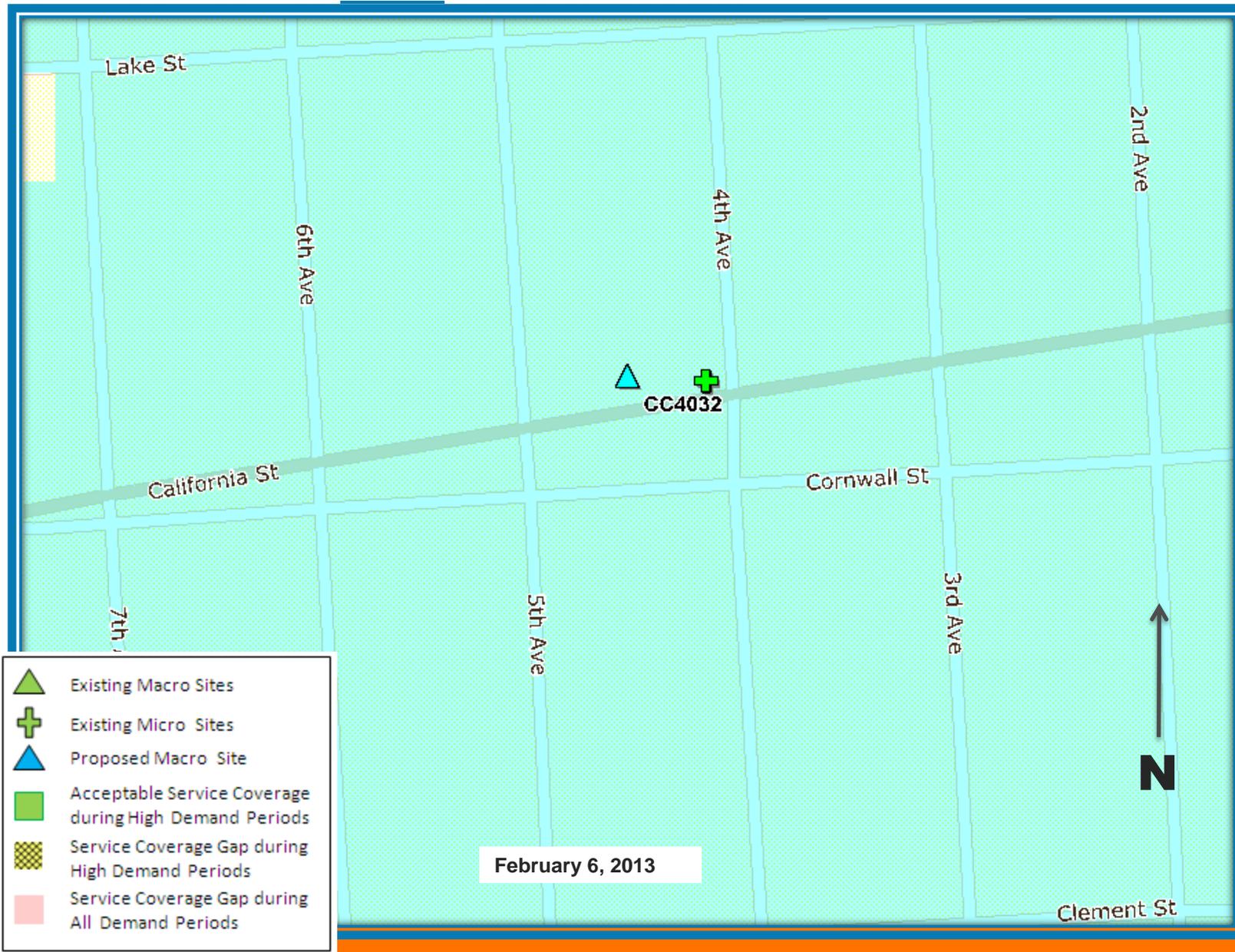
# Exhibit 5 - Proposed Site at 4216 California (CC4032)

4G LTE Service Area BEFORE site is constructed



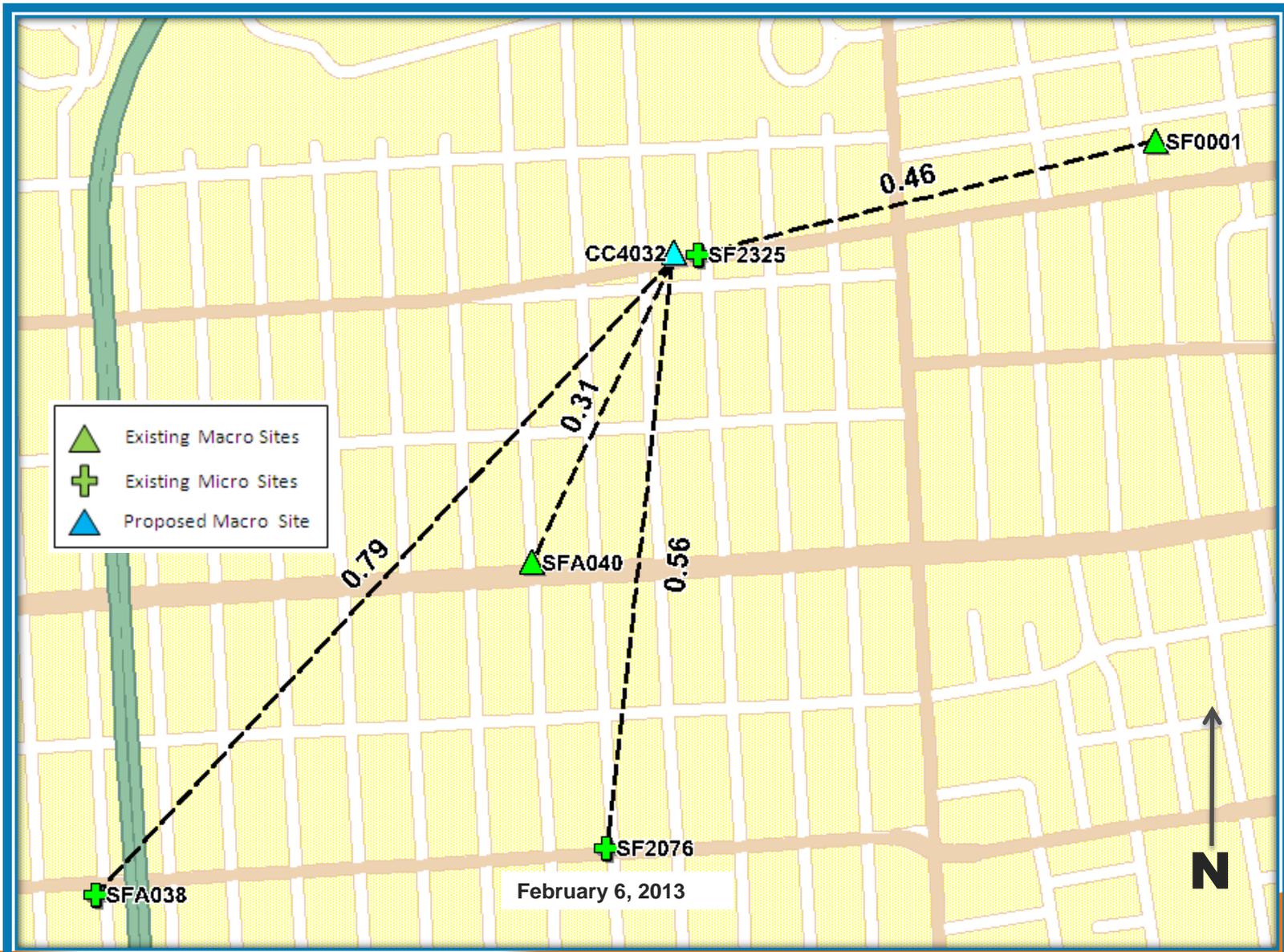
# Exhibit 6 - Proposed Site at 4216 California (CC4032)

4G LTE Service Area AFTER site is constructed



# Existing Surrounding Sites at 4216 California

CC4032



## **C. Location Preference**

### **Location Preference**

The subject property is located within the NC-1 zoning district. According to the City and County of San Francisco's Wireless Telecommunications Services Facilities Siting Guidelines, dated August 15, 1996 the subject facility is considered to be a Preference 6 location.

Preference Level 6 locations are defined as follows: *Buildings located in the following zoning districts are Limited Preference Sites: Individual Neighborhood Commercial Districts (NCDs), NC-1 Districts, and RM-4 Districts. The Planning Commission will not approve applications for such sites unless the application describes: (a) what publicly-used building, co-location site or other Preferred Location Sites are located within the geographic service area; (b) what good faith efforts and measures were taken to secure these more preferred location (i.e. Paragraphs 1 through 5 above); (c) why such efforts were unsuccessful; and (d) how and why the proposed site is essential to meet service demands for the geographic service area and the Applicant's citywide network.*

### **Site Justification**

The subject proposal consists of upgrading the existing AT&T micro wireless telecommunication facility located on the subject building. The subject building is a wholly commercial building located in a small mixed residential and commercial area along California Street. This mixed-use portion of California Street offers several buildings with ground floor commercial uses and residential uses above. With exception to a small number of parcels along California Street within the NC-1 (Residential Commercial Cluster District) zoning district, the surrounding parcels are within the RH-2 (Residential House, Two-Family), RH-3 (Residential House, Three-Family) and RM-1 (Residential Mixed, Low Density) zoning districts. RH-2, RH-3 and RM-1 are considered Disfavored sites under the WTS guidelines. The NC-1 zoning district is limited to the parcels along California Street between 4<sup>th</sup> Avenue and 7<sup>th</sup> Avenue.

The subject building is located within the defined search area and would provide the height necessary to meet the service improvement objective. As a wholly commercial building in a highly residential neighborhood and a location where wireless telecommunication has already been established as use, the subject site is the best available location within the search area.

### **Alternative Site Locations**

In order to achieve the service goals as previously defined, at&t network engineers considered site locations in the area defined by the search ring in the previously attached Service Improvement Objective map. The proposed improved service area is roughly bounded by Lake and Clement Streets, 3<sup>rd</sup> and 7<sup>th</sup> Avenues. In order to provide service to this area, a centrally located search area along California Street was established.

The area within the search ring is primarily comprised of two- and four-story residential use buildings in the RH-2, RH-3 and RM-1 zoning districts within some mixed-use

commercial properties along California Street within in the NC-1 zoning district. The area offers few wholly commercial or publicly used buildings, which limits the number of Preferred Locations within the established service area. The blocks along California Street offer the typically larger corner buildings, most of which are mixed-use with ground floor commercial storefronts and residential uses on the upper floors. Below is a list of the alternative site locations evaluated by the at&t network engineers and site acquisition team.

**Alternative Site Location #1**  
**251 6<sup>th</sup> Avenue**



The nearest P (Public) zoning district is located approximately 3 blocks to the southwest of the subject property and is occupied by George Peabody Elementary School. This building was evaluated as a potential location because it is considered a Preference 1 location under the WTS guidelines as a publicly-used structure. However, this building is located outside the defined search area and does not provide the height necessary for a direct line-of-sight to the defined service area. In addition, an important objective of the proposed project is to upgrade the existing micro facility at the existing location where wireless telecommunication has already been established as a use. This location does not provide at&t the opportunity to upgrade its existing micro facility. Therefore this candidate was determined to not be a viable candidate.

**Alternative Site Location #2  
4263 California Street**



The building at 4263 California Street is a wholly commercial building located across California Street from the subject property. This parcel is within the NC-1 zoning district and therefore considered a Preference 6 location. The building's architecture (steeply pitched roof, narrow frame) does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, an important objective of the proposed project is to upgrade the existing micro facility at the existing location where wireless telecommunication has already been established as a use. This location does not provide at&t the opportunity to upgrade its existing micro facility. Therefore it was determined that this building was not the most suitable candidate within the defined search area.

**Alternative Site Location #3**  
**195 5<sup>th</sup> Avenue**



The building at 195 5<sup>th</sup> Avenue is a wholly commercial building located to the southwest of the subject property. The parcel is located within the NC-1 zoning district and therefore considered to be a Preference 6 location. The building is relatively smaller than the other buildings in the neighborhood and is partially blocked to the north, east and south by taller buildings. In addition, an important objective of the proposed project is to upgrade the existing micro facility at the existing location where wireless telecommunication has already been established as a use. This location does not provide at&t the opportunity to upgrade its existing micro facility; therefore it was determined that this building was not the most suitable candidate within the defined search area.

**Alternative Site Location #4  
300 Lake Street**



The building at 300 Lake Street is occupied by St. Anne's Home (nursing home). This parcel is located within the RH-2 zoning district. This building was evaluated as a potential location because it is considered a Preference 1 location under the WTS guidelines as a health center and therefore a publicly-used structure. However, this building is located outside the defined search area to the north and does not provide the height necessary for a direct line-of-sight to the south and west portion of the defined service area. In addition, an important objective of the proposed project is to upgrade the existing micro facility at the existing location where wireless telecommunication has already been established as a use. This location does not provide at&t the opportunity to upgrade its existing micro facility. Therefore this candidate was determined to not be a viable candidate.

**Alternative Site Location #5**  
**191 5<sup>th</sup> Avenue**



The building at 191 5<sup>th</sup> Avenue is a mixed use residential and commercial building in the NC-1 zoning district and is therefore considered to be a Preference 6 location under the WTS guidelines. This building is located within the defined search area and appears to be of sufficient height to provide the necessary line-of-sight to the service area to meet the service objective. However, due to the residential component it was determined that this was not the most suitable candidate within the search area. In addition, an important objective of the proposed project is to upgrade the existing micro facility at the existing location where wireless telecommunication has already been established as a use. This location does not provide at&t the opportunity to upgrade its existing micro facility. Therefore this candidate was determined to not be a viable candidate.

**Alternative Site Location #6  
196 6<sup>th</sup> Avenue**



The building at 191 5<sup>th</sup> Avenue is a mixed-use residential and commercial building in the NC-1 zoning district and is therefore considered to be a Preference 6 location under the WTS guidelines. This building was evaluated for its potential to meet the service objective because of its height and its location on the corner of California Street and 6<sup>th</sup> Avenue. However, it is located outside of the defined search ring to the west. In addition, this building has residential uses on the upper floors where a wireless telecommunication facility on a wholly commercial building is feasible. In addition, an important objective of the proposed project is to upgrade the existing micro facility at the existing location where wireless telecommunication has already been established as a use. This location does not provide at&t the opportunity to upgrade its existing micro facility. Therefore, it was determined that this was not the most suitable candidate.

## NOTICE OF NEIGHBORHOOD MEETING

### To: Community Groups, Neighbors & Owners within 500' radius of 4216 California Street

#### Meeting Information

Date: February 9, 2011  
Time: 6:30 p.m.  
Where: San Francisco Public Library  
Richmond Branch  
351 9<sup>th</sup> Street  
San Francisco, CA 94118

#### Site Information

Address: 4216 California Street  
Block/Lot 1364 / 019  
Zoning: NC-1

#### Applicant

AT&T Mobility

#### Contact Information

AT&T Mobility Hotline  
(415) 646-0972

AT&T Mobility is proposing to upgrade an existing wireless communication facility at 4216 California Street, 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 removing the existing AT&T Mobility facility and installing nine (9) panel antennas placed on the roof behind new radio frequency transparent screen walls painted and textured to match the building. The equipment will be located within the building on the ground floor. Plans and photo simulations will be available for your review at the meeting. You are invited to attend an informational community meeting located at The San Francisco Public Library, Richmond Branch, 351 9<sup>th</sup> Avenue on February 9, 2011 at 6:30 p.m. to learn more about the project.

If you have any questions regarding the proposal and are unable to attend the meeting, please contact the AT&T Mobility Hotline at (415) 646-0972 and an AT&T Mobility specialist will return your call. Please contact Sara Vellve, project planner with the San Francisco Department of City Planning at (415) 558-6263 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 no later than 5:00pm on Monday February 7, 2011 and we will make every effort to provide you with an interpreter.**

## NOTIFICACIÓN DE REUNIÓN DE VECINDARIO

### Para: Grupos comunitarios, vecinos y propietarios dentro de un radio de 500' de 4216 California Street

#### Información de la reunión

Fecha: 9 de febrero de 2011  
Hora: 6:30 p.m.  
Dónde: San Francisco Public Library  
Richmond Branch  
351 9<sup>th</sup> Street  
San Francisco, CA 94118

#### Información del lugar

Dirección: 4216 California Street  
Cuadra/Lote 1364 / 019  
Zonificación: NC-1

#### Solicitante

AT&T Mobility

#### Información de contacto

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

AT&T Mobility propone una actualización de la instalación de comunicaciones inalámbricas actual en 4216 California Street 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 consta de la remoción de una instalación actual de AT&T Mobility y de la instalación de nueve (9) antenas panel ubicadas en el techo detrás de nuevas paredes de pantalla transparente de radiofrecuencia pintadas y texturadas para que combinen con el edificio. El equipo se ubicará dentro del edificio sobre la planta baja. Habrá planos y fotos disponibles para que usted los revise en la reunión. Se lo invita a asistir a una reunión informativa de la comunidad que se realizará en The San Francisco Public Library, Richmond Branch, 351 9<sup>th</sup> Avenue el 9 de febrero de 2011 a las 6:30 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, llame a la Línea Directa de AT&T Mobility, (415) 646-0972, y un especialista de AT&T Mobility le devolverá el llamado. Por favor, contacte a Sara Vellve, planificadora de proyecto, en el Departamento de Planificación de la Ciudad de San Francisco al (415) 558-6263 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 el lunes 7 de febrero de 2011 antes de las 5:00 p.m., y haremos todos lo posible para proporcionarle un intérprete.**

## 社區會議通知

### 致：California 街 4216 號周圍五百英尺內的社區組織、居民和業主

#### 會議資訊

日期：2011 年 2 月 9 日  
時間：下午 6:30  
地點：加利福尼亞州三藩市 9 號街  
351 號三藩市公共圖書館 Richmond 分館（郵編  
94118）

#### 設施地點資訊

地址：California 街 4216 號  
街區 / 地段：1364/019  
分區：NC-1

#### 申請公司

AT&T Mobility

#### 聯繫資訊

AT&T Mobility 公司熱線電話  
(415) 646-0972

AT&T Mobility 公司計畫升級位於 California 街 4216 號的一座現有的無線通訊設施，作為 AT&T Mobility 公司在三藩市無線網路的一部分。計畫中的 AT&T Mobility 設施為無人操作設施。整個工程需要拆除現有的 AT&T Mobility 設施，另外在樓頂上新的透明射頻圍牆後面放置九 (9) 根平板天線，這道新圍牆的粉刷和構造將與建築保持一致。設備將被放置在該建築的底層。我們在會上將提供計畫書和類比圖片供您參考。我們誠意邀請您參加定於 2011 年 2 月 9 日下午 6:30 在 9 號街 351 號的三藩市公共圖書館 Richmond 分館召開的社區通氣會，以便您瞭解有關本專案的更多資訊。

如果您對該計畫有任何疑問，但是無法出席這次會議，請撥打 AT&T Mobility 公司熱線電話(415) 646-0972，AT&T Mobility 公司的一位專業人員將會回復您的電話。如果您對本規劃程式有任何疑問，請致電 (415) 558-6263 與三藩市城市規劃署的項目計畫員 Sara Vellve 聯繫。

**注意：如果您需要一名翻譯陪同您出席會議，請在不晚於 2011 年 2 月 7 日下午 5 點前致電 (415) 646-0972 與本辦公室聯繫，我們將盡力為您配備一名翻譯。**

February 11, 2011

Sara Vellve, Planner  
San Francisco Department of Planning  
1660 Mission Street, 5<sup>th</sup> Floor  
San Francisco, CA 94103

Re: File No: 2010.1034C Community Meeting for proposed AT&T Mobility facility  
4216 California Street

Dear Sara,

On February 9, 2011, AT&T mobility conducted a community meeting regarding the proposed wireless facility at 4216 California Street. The attached notification announced the community presentation was to be held at the San Francisco Public Library, Richmond Branch at 351 9<sup>th</sup> Avenue at 6:30 p.m. Notice of the presentation was mailed out on January 27, 2011 to 721 owners and tenants within 500 feet of the proposed installation and 8 neighborhood organizations.

I conducted the meeting on behalf of AT&T Mobility as the project sponsor along with Tedi Vriheas of AT&T's External Affairs. AT&T Mobility invited Bill Hammett, a State of California licensed professional engineer of Hammett and Edison, Inc. Mr. Hammett answered the community's EMF emissions questions. Approximately twelve (12) members of the community attended the meeting, asking various questions about the facility and the perceived impact of EMF emissions the proposed facility would have. A few of those who attended the meeting were supportive of the increased at&t mobility service in the area and others expressed opposition to the proposed facility based on the perceived impact of EMF emissions. A few people expressed surprise that there was already equipment on the building and they were not notified. Questions were asked about other AT&T sites nearby. In addition a comment was made regarding the antenna enclosure potentially blocking views of the Presidio and the inclusion of batteries in the associated equipment.

Please contact me if you have any questions or concerns.

Sincerely,

Amy Million  
KDI Planning  
Representing AT&T Mobility

Attachments:

- Community Meeting Notice
- Affidavit
- Neighborhood Groups List
- Community Meeting Sign-up Sheet
- 500' Radius List



**HAMMETT & EDISON, INC.**  
 CONSULTING ENGINEERS  
 BROADCAST & WIRELESS

WILLIAM F. HAMMETT, P.E.  
 DANE E. ERICKSEN, P.E.  
 STANLEY SALEK, P.E.  
 ROBERT P. SMITH, JR.  
 RAJAT MATHUR, P.E.  
 ANDREA L. BRIGHT, P.E.  
 KENT A. SWISHER  
 NEIL J. OLIJ

ROBERT L. HAMMETT, P.E.  
 1920-2002  
 EDWARD EDISON, P.E.  
 1920-2009

**BY E-MAIL OMAR.MASRY@SFGOV.ORG**

May 3, 2013

Mr. Omar Masry, AICP  
 Planner  
 SF Planning Department  
 1650 Mission Street, Suite 400  
 San Francisco, California 94103

Dear Omar:

Our firm was selected to conduct the review required by the City of San Francisco of the coverage maps submitted by AT&T Mobility as part of its application package for proposed modifications to its existing base station located at 4216 California Street (Site No. CC4032). This is to fulfill the submittal requirements for Planning Department review.

**Executive Summary**

We concur with the maps, data, and conclusions provided by AT&T. The maps provided to show the before and after conditions accurately represent the carrier's present and post-installation coverage.

There is presently installed an omnidirectional antenna at each of the two front corners of the three-story office building located at 4216 California Street. AT&T proposes to remove its existing antennas and to install nine Andrew directional panel antennas – six Model DBXNH-6565A-R2M and three Model TBXLHB-6565A-R2M – behind view screens above the roof of the subject building. The antennas would be mounted at an effective height of about 34 feet above ground, 3 feet above the roof, and would be oriented in identical groups of three toward 0°T, 150°T, and 220°T. The maximum effective radiated power proposed by AT&T in any direction is 6,320 watts, representing simultaneous operation at 4,540 watts for PCS, 1,000 watts for cellular, and 780 watts for 700 MHz service.

AT&T provided for review two pairs coverage maps, dated February 6, 2013 (as updated), separately showing AT&T's cellular UMTS (850 MHz) and 4G LTE (700 MHz) coverage in the area before the proposed modifications, and dated May 2, 2013, showing coverage in the area after the proposed modifications. Both the before and after UMTS maps show three levels of coverage, which AT&T colors and defines as follows:

- Green                      Acceptable service coverage during high demand periods
- Hashed Yellow          Service coverage gap during high demand periods
- Pink                        Service coverage gap during all demand periods

Mr. Omar Masry, page 2  
May 3, 2013

The 4G LTE maps do not differentiate between demand periods; rather they indicate, with the color blue, locations where 4G service is and would be acceptable.

We undertook a two-step process in our review. As a first step, we obtained information from AT&T on the software and the service thresholds that were used to generate its coverage maps. This carrier uses commercially available software to develop the maps. The thresholds that AT&T uses to determine acceptable coverage are in line with industry standards, similar to the thresholds used by other wireless service providers.

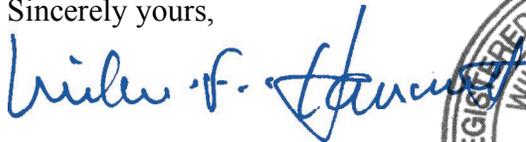
As a second step, we conducted our own drive test to measure the actual AT&T UMTS and 4G LTE signal strength in the vicinity of the proposed site. Our fieldwork was conducted on February 22, 2013, between 4:10 PM and 6:00 PM, during the peak time (10:00 AM to 9:00 PM) for data and voice traffic shown in the 24-hour traffic profile provided by AT&T for this area.

The field measurements were conducted using an Ascom TEMS Pocket network diagnostic tool with built-in GPS along a measurement route selected to cover all the streets within the map area that AT&T had indicated would receive improved service.

Based on the measurement data, we conclude that the UMTS and the 4G LTE AT&T coverage maps showing the service area without the proposed installation accurately represent the carrier's present coverage. The maps submitted to show the after coverage with the proposed modifications to the existing base station were prepared on the same basis as the maps of existing conditions and so are expected to accurately illustrate the improvements in coverage.

We appreciate the opportunity to be of service. Please let us know if any questions arise on this matter.

Sincerely yours,



William F. Hammett, P.E.

kj





# at&t

**DENTAL BUILDING**  
**4216 CALIFORNIA ST**  
**SAN FRANCISCO, CA 94118**  
**CC4032**

**DENTAL BUILDING**

CC4032  
 4216 CALIFORNIA ST  
 SAN FRANCISCO, CA 94118

**ISSUE STATUS**

Δ	DATE	DESCRIPTION	BY
	08/02/12	ZD 90%	C.M.
	08/08/12	ZD 100%	C.C.
	10/22/12	PLANNING	C.M.
	01/08/13	CLIENT REV	C.M.
	-	-	-
	-	-	-

DRAWN BY: C. CODY  
 CHECKED BY: C. MATHISEN  
 APPROVED BY: -  
 DATE: 01/08/13

**Streamline Engineering and Design, Inc.**  
 8445 Sierra College Blvd, Suite E Granite Bay, CA 95746  
 Contact: Larry Houghby Phone: 916-275-4180  
 E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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**PROJECT DESCRIPTION**

A (P) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF REMOVING & REPLACING (E) AT&T EQUIPMENT & ADDING (7) (P) RBS CABINETS AN (E) EQUIPMENT ROOM ON THE GROUND FLOOR. ALSO REMOVING (2) (E) OMNI ANTENNAS & ADDING (9) (P) AT&T ANTENNAS, (24) RRU'S, & A (P) FRP SCREEN, DESIGN TO MATCH (E) BUILDING.

**PROJECT INFORMATION**

SITE NAME:	DENTAL BUILDING	SITE #:	CC4032
COUNTY:	SAN FRANCISCO	JURISDICTION:	CITY OF SAN FRANCISCO
APN:	BLOCK 1364, LOT 019	POWER:	PG&E
SITE ADDRESS:	4216 CALIFORNIA ST SAN FRANCISCO, CA 94118	TELEPHONE:	AT&T
CURRENT ZONING:	NC-1		
CONSTRUCTION TYPE:	V-B, NO SPRINKLERS		
OCCUPANCY TYPE:	U		
HEIGHT / BULK:	40-X		
PROPERTY OWNER:	LINDA DAVIS HOM 212 DOWNEY ST SAN FRANCISCO, CA 94117		
APPLICANT:	AT&T 430 BUSH ST, 5TH FLOOR SAN FRANCISCO, CA 94108		
LEASING CONTACT:	ATTN: COREY ALVIN (415) 760-9763		
ZONING CONTACT:	ATTN: COREY ALVIN (415) 760-9763		
CONSTRUCTION CONTACT:	ATTN: ERICK RIVERA SAENZ (415) 254-4725		
LATITUDE:	N 37° 47' 7.15" NAD 83		
LONGITUDE:	W 122° 27' 46.70" NAD 83		
AMSL:	±180'		

**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:

- 2010 CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
- 2010 CALIFORNIA BUILDING CODE
- 2010 CALIFORNIA ELECTRICAL CODE
- 2010 CALIFORNIA MECHANICAL CODE
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA 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

**DRIVING DIRECTIONS**

FROM: 430 BUSH ST, 5TH FLOOR, SAN FRANCISCO, CA 94108  
 TO: 4216 CALIFORNIA ST, SAN FRANCISCO, CA 94118

- 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. 1.6 MI
- TURN RIGHT ONTO FILLMORE ST. 0.1 MI
- TURN LEFT ONTO CALIFORNIA ST. 1.6 MI

END AT: 4216 CALIFORNIA ST, SAN FRANCISCO, CA 94118  
 ESTIMATED TIME: 11 MINUTES ESTIMATED DISTANCE: 3.42 MILES

**SHEET INDEX**

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	-
C-1	TOPOGRAPHIC SURVEY	-
A-1	SITE PLAN	-
A-2	EQUIPMENT PLAN & DETAILS	-
A-3	ANTENNA PLANS	-
A-4	ELEVATIONS	-
A-5	ELEVATIONS	-
A-6	DETAILS	-

**APPROVAL**

RF
LEASING
ZONING
CONSTRUCTION
AT&T
ERICSSON

**at&t**



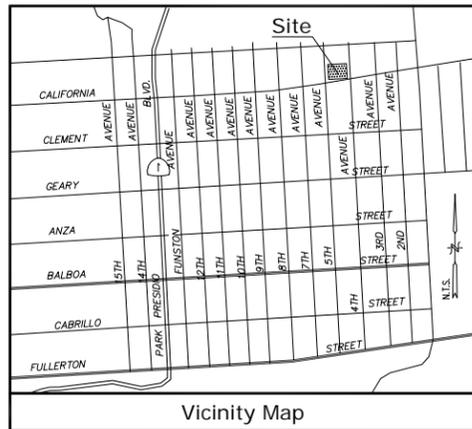
430 BUSH ST, 5TH FLOOR  
 SAN FRANCISCO, CA 94108

**SHEET TITLE:**

TITLE

**SHEET NUMBER:**

T-1



**Title Report**

PREPARED BY: STEWART TITLE OF CALIFORNIA, INC.  
 ORDER NO.: 297246  
 DATED: APRIL 15, 2010

**Legal Description**

BEGINNING AT A POINT ON THE NORTHERLY LINE OF CALIFORNIA STREET, DISTANT THEREON ONE HUNDRED AND EIGHT AND SIX HUNDREDTHS (108.06) FEET EASTERLY FROM THE POINT FORMED BY THE INTERSECTION OF THE NORTHERLY LINE OF CALIFORNIA STREET WITH THE EASTERLY LINE OF FIFTH AVENUE AND RUNNING THENCE EASTERLY ALONG SAID LINE OF CALIFORNIA STREET TWENTY-FIVE AND THIRTEEN HUNDREDTHS (25.13) FEET, THENCE NORTHERLY AND PARALLEL WITH THE EASTERLY LINE OF FIFTH AVENUE EIGHTY-ONE AND EIGHT HUNDREDTHS (81.08) FEET; THENCE AT A RIGHT ANGLE WESTERLY TWENTY-FIVE (25) FEET, AND THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF FIFTH AVENUE EIGHTY-THREE AND SIXTY-FOUR HUNDREDTHS (83.64) FEET TO THE POINT OF BEGINNING, BEING PART OF OUTSIDE LAND BLOCK NO. 75.

**Assessor's Parcel No.**

1364-019

**Easements**

NO EASEMENTS REPORTED PER TITLE REPORT

**Geographic Coordinates at Center of Building**

1983 DATUM: LATITUDE 37° 47' 07.47" N LONGITUDE 122° 27' 46.77" W  
 ELEVATION = 180.3 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**

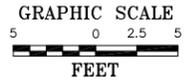
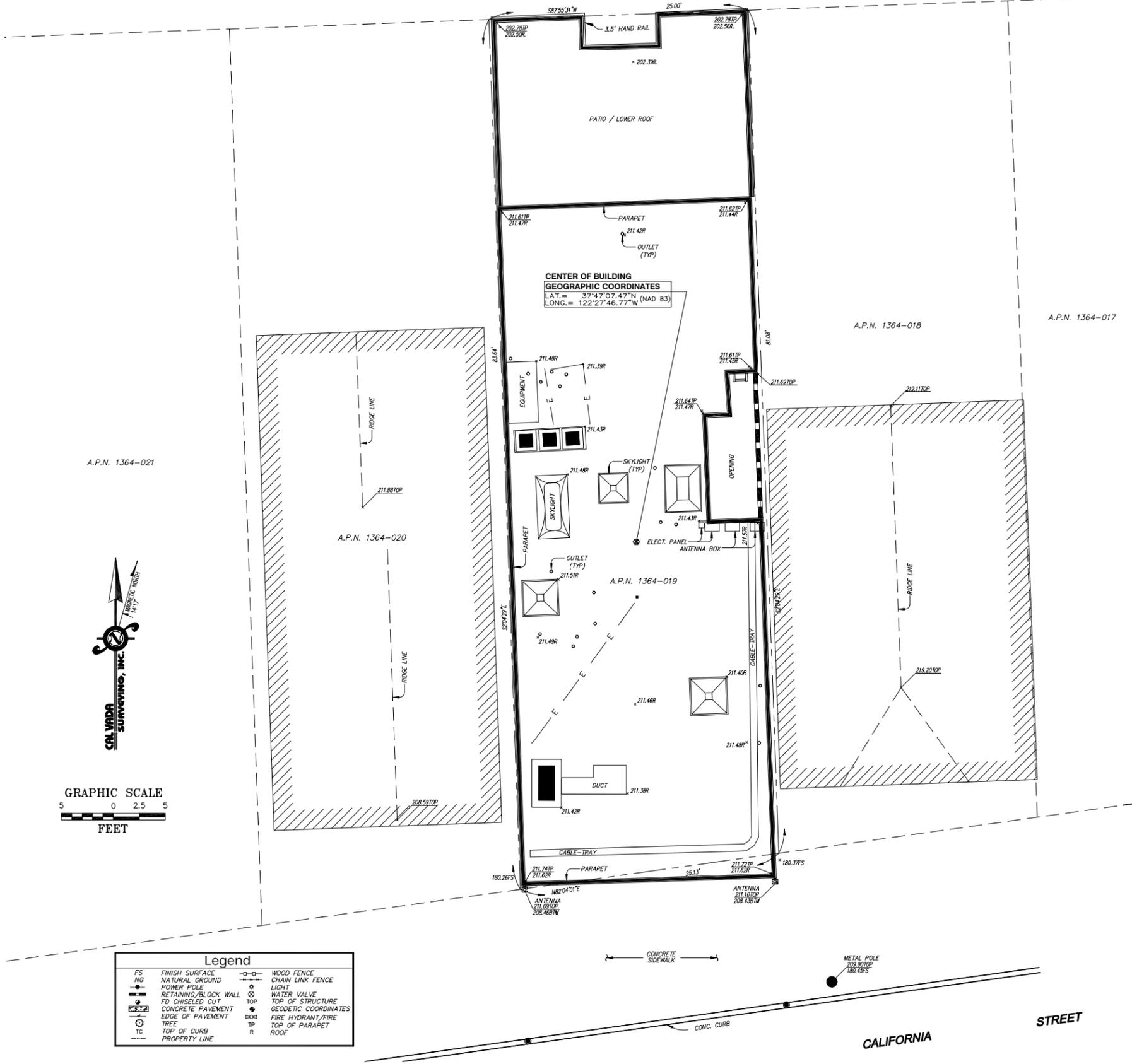
THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 3.

**Bench Mark**

THE CALIFORNIA SPATIAL REFERENCE C.O.R.S "TIBB", ELEVATION = 38.73 FEET (NAVD 88).

**Dates of Survey**

MAY 6, 2010  
 FEBRUARY 23, 2011



**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

**PROPRIETARY INFORMATION**

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&T MOBILITY IS STRICTLY PROHIBITED.

CONSULTANT

**CALVADA SURVEYING, INC.**

411 Jarvis Cir., Suite 205, Corona, CA 92680  
 Phone: 951-260-4989 Fax: 951-260-9746  
 Toll Free: 800-CALVADA www.calvada.com  
 JOB NO. 10228

PREPARED FOR



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

**DENTAL BUILDING**

PROJECT NUMBER  
**SF2325**

4216 CALIFORNIA ST  
 SAN FRANCISCO, CA 94118  
 SAN FRANCISCO COUNTY

DATE	DESCRIPTION	BY
05/12/10	PRELIMINARY	HN
02/24/11	ADDITIONAL TOPO/ TITLE REPORT/FINAL	RG

SHEET TITLE

**TOPOGRAPHIC SURVEY**

**C-1**

SHEET 1 OF 1

# DENTAL BUILDING

CC4032  
4216 CALIFORNIA ST  
SAN FRANCISCO, CA 94118

## ISSUE STATUS

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	10/22/12	PLANNING	C.M.
	01/08/13	CLIENT REV	C.M.
	-	-	-
	-	-	-

DRAWN BY: C. CODY  
CHECKED BY: C. MATHISEN  
APPROVED BY: -  
DATE: 01/08/13

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and Design, Inc.

8445 Sierra College Blvd, Suite E Granite Bay, CA 95746  
Contact: Larry Houghby Phone: 916-275-4180  
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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**at&t**



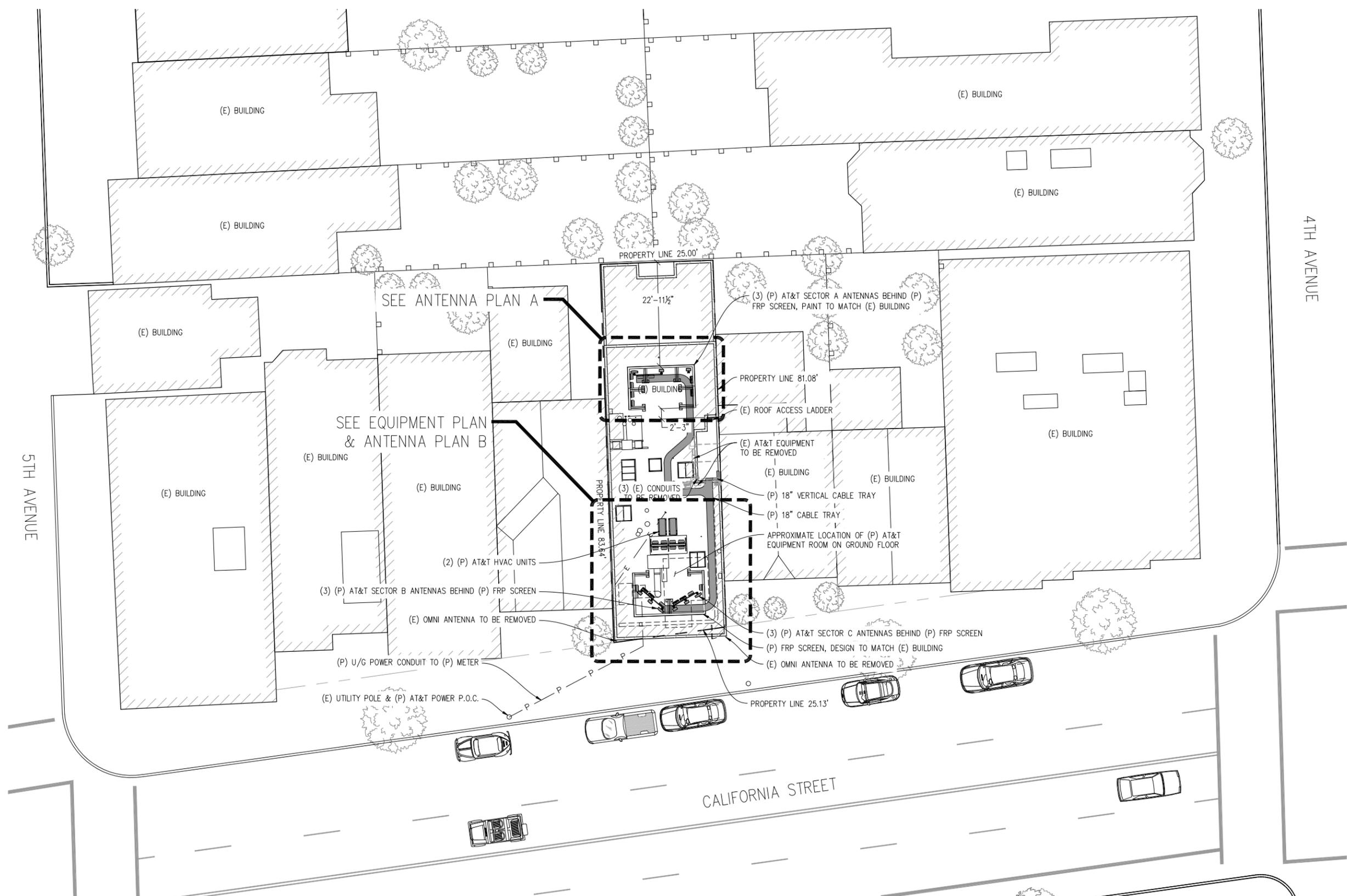
430 BUSH ST, 5TH FLOOR  
SAN FRANCISCO, CA 94108

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A-1

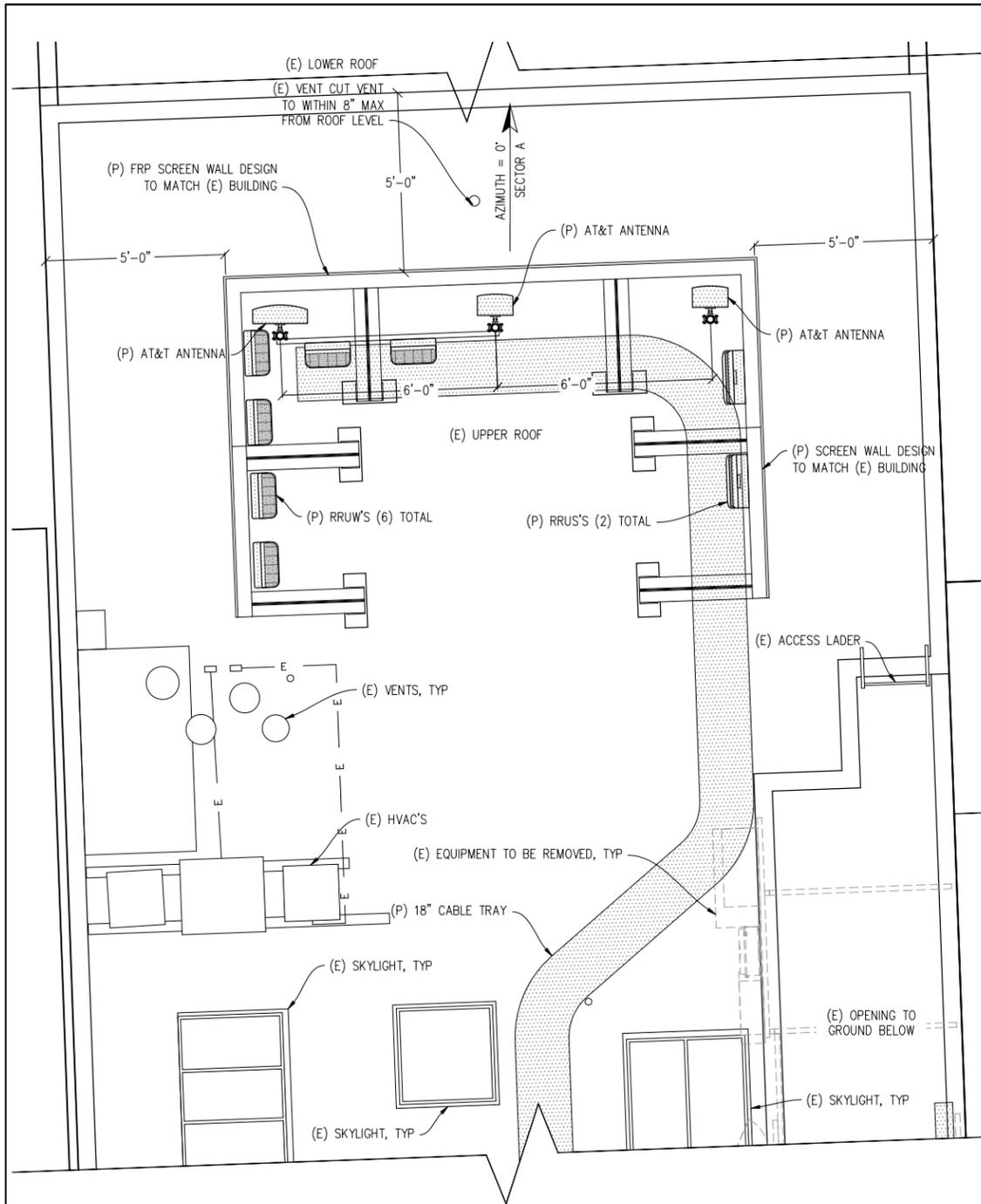


SITE PLAN

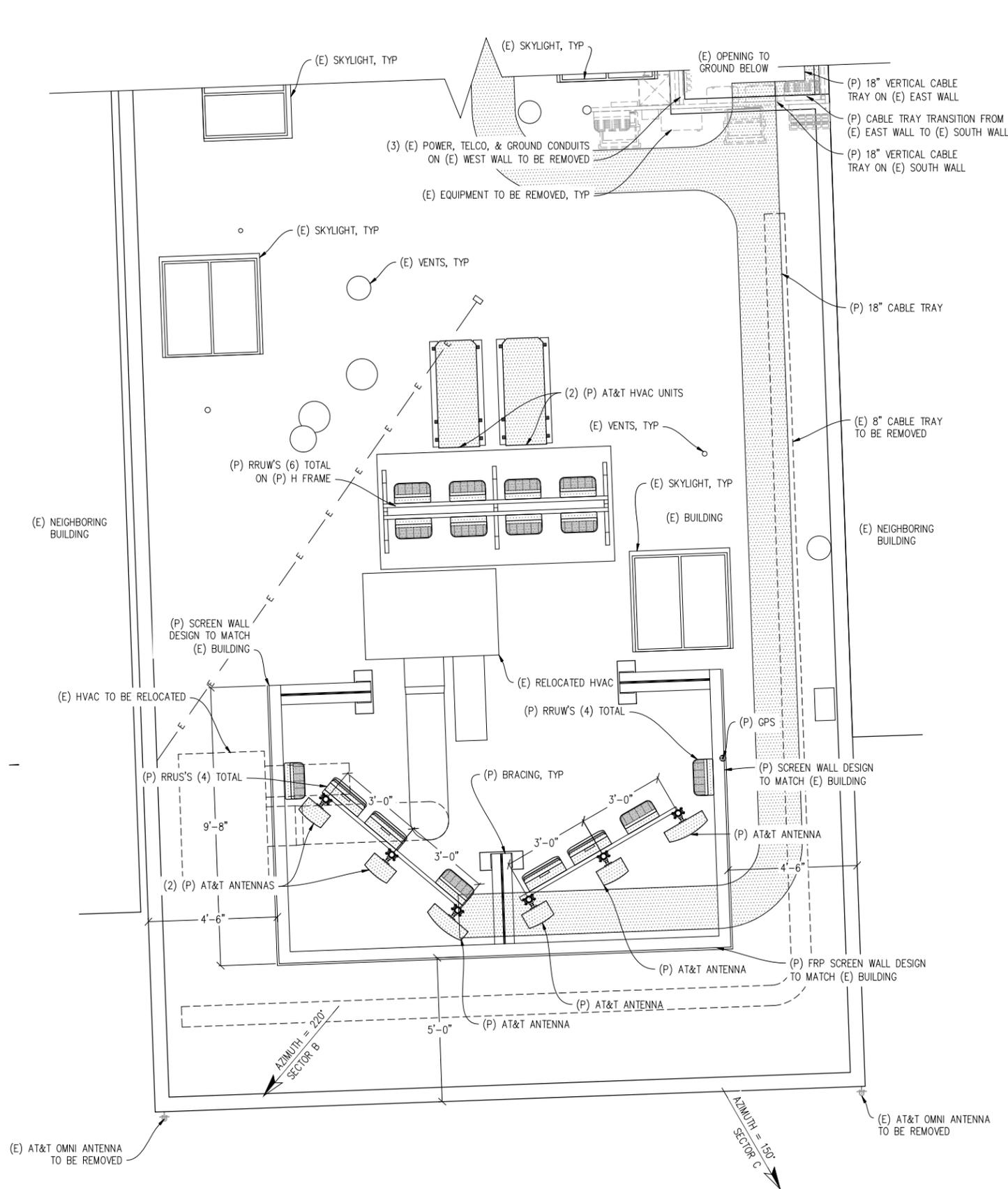
1"=10'







**ANTENNA PLAN A**  
1/2"=1'



**ANTENNA PLAN B**  
1/2"=1'

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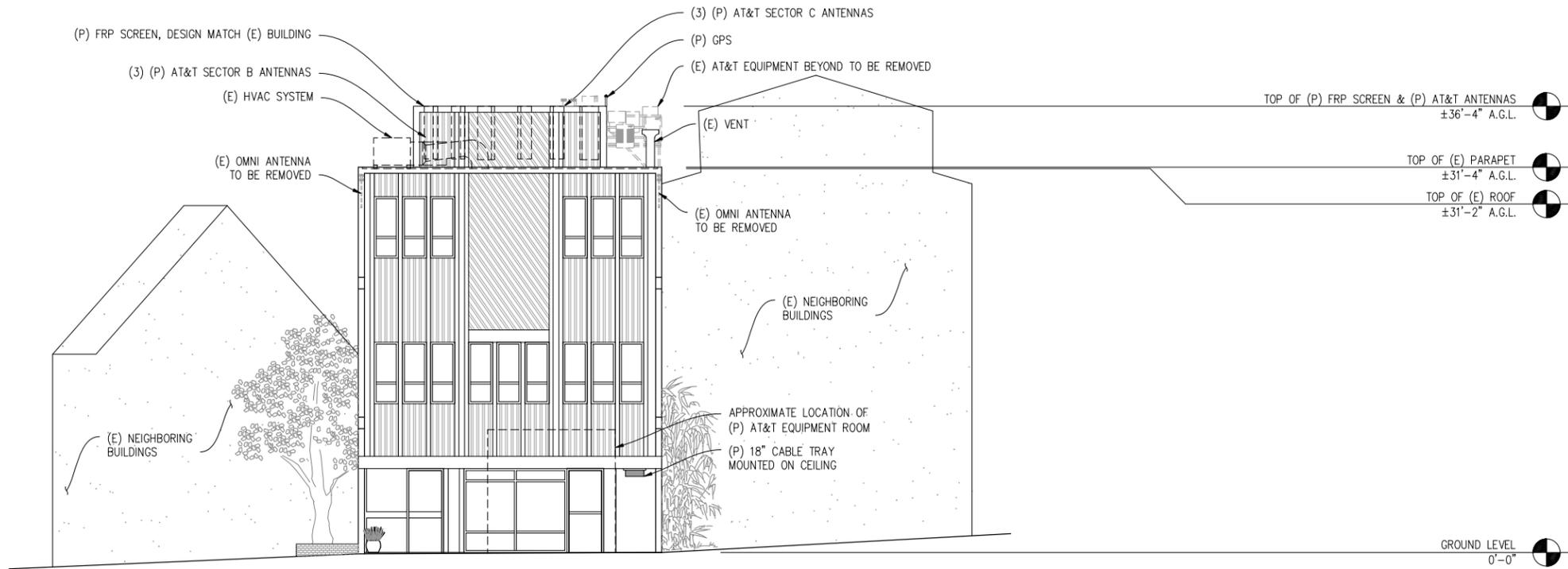


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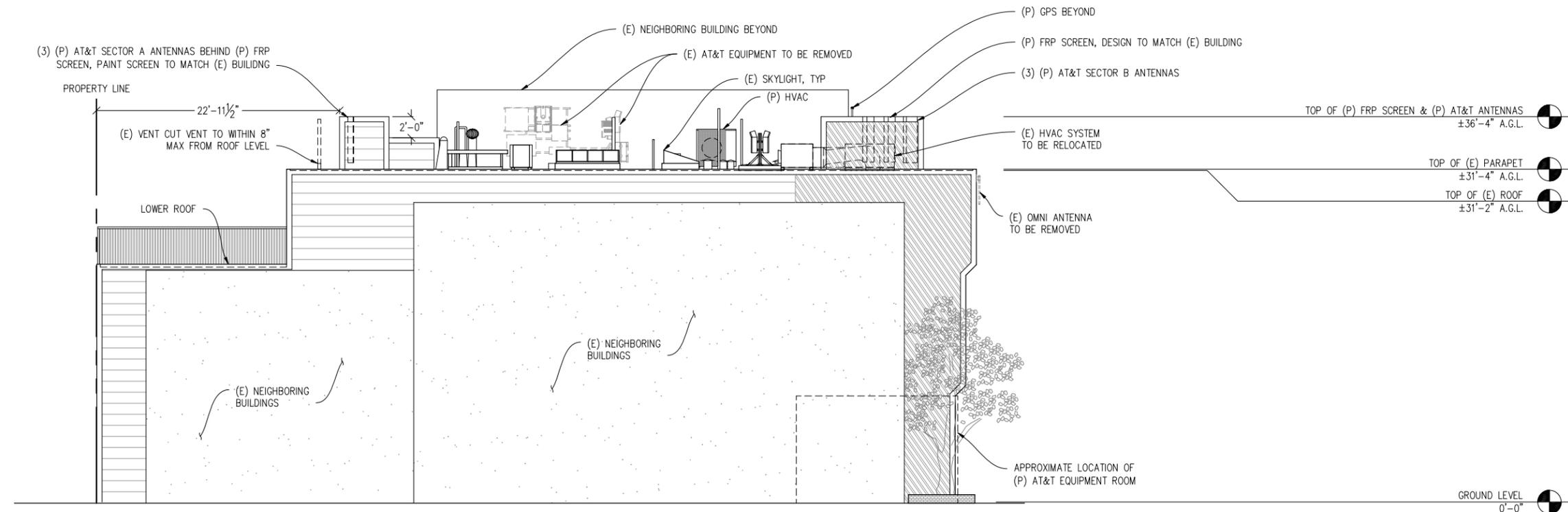
430 BUSH ST., 5TH FLOOR  
SAN FRANCISCO, CA 94108

**SHEET TITLE:**  
ANTENNA PLANS

**SHEET NUMBER:**  
A-3



**SOUTH ELEVATION**  
 $\frac{3}{16}''=1'$   
 VIEW FROM CALIFORNIA STREET



**WEST ELEVATION**  
 $\frac{3}{16}''=1'$   
 VIEW FROM 5TH AVENUE

**DENTAL BUILDING**

CC4032  
 4216 CALIFORNIA ST  
 SAN FRANCISCO, CA 94118

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	-	-	-
	-	-	-

DRAWN BY: C. CODY  
 CHECKED BY: C. MATHISEN  
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 SAN FRANCISCO, CA 94108

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

# DENTAL BUILDING

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	01/08/13	CLIENT REV	C.M.
	-	-	-
	-	-	-

DRAWN BY: C. CODY  
CHECKED BY: C. MATHISEN  
APPROVED BY: -  
DATE: 01/08/13

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Contact: Larry Houghby Phone: 916-275-4180  
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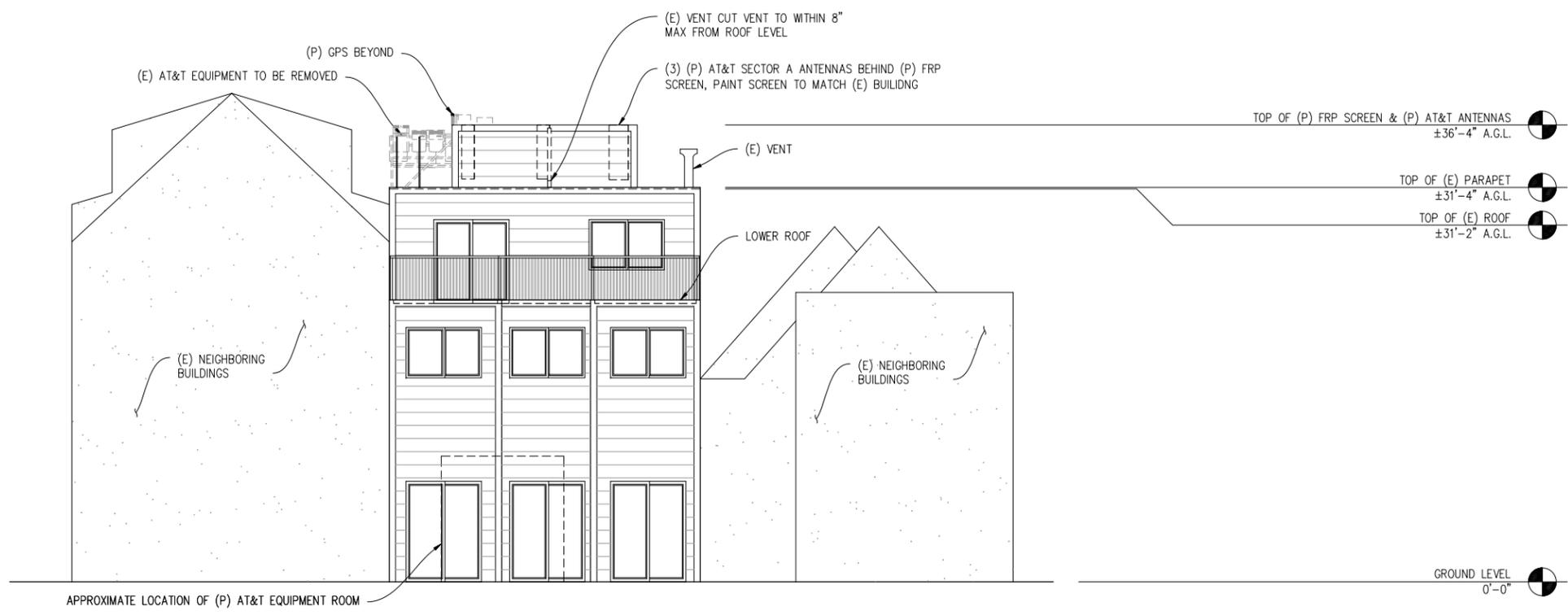
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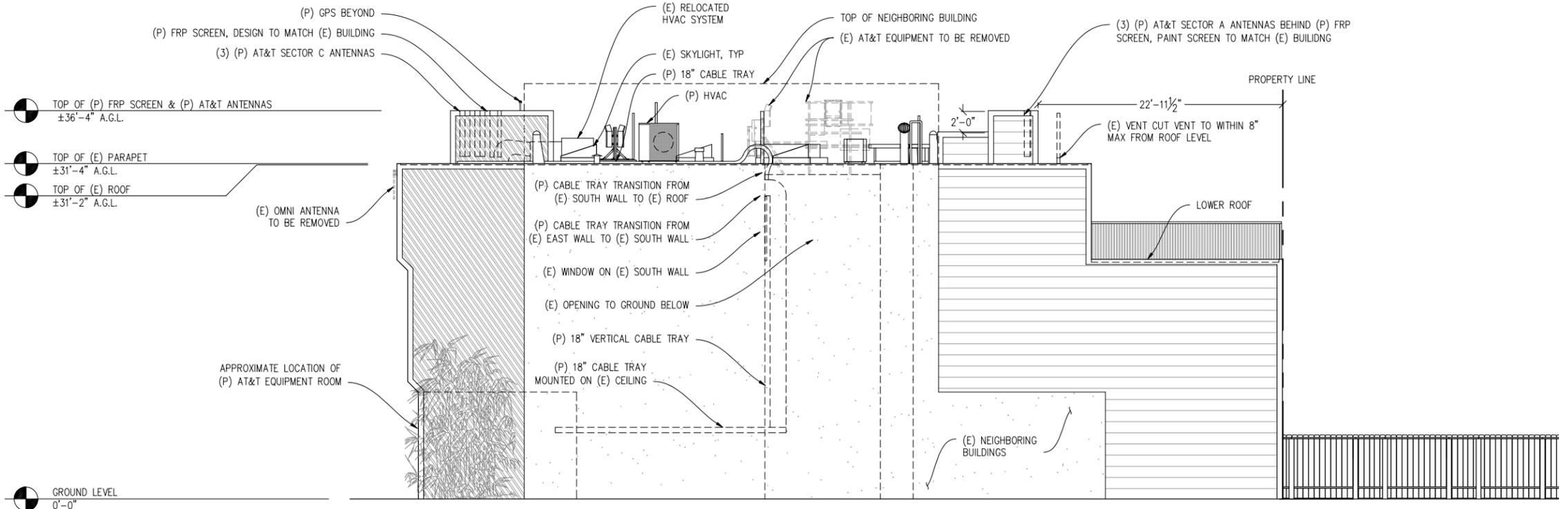
430 BUSH ST, 5TH FLOOR  
SAN FRANCISCO, CA 94108

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



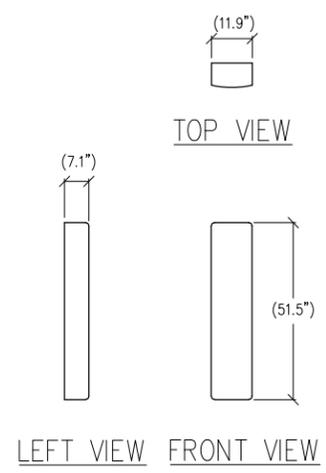
## NORTH ELEVATION

3/8"=1'  
VIEW FROM LAKE STREET

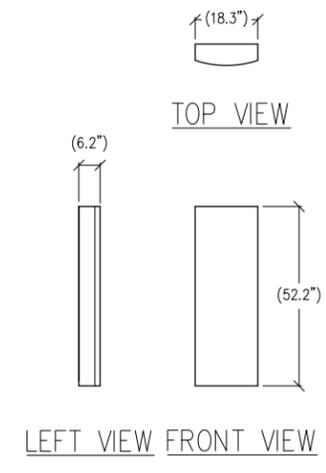


## EAST ELEVATION

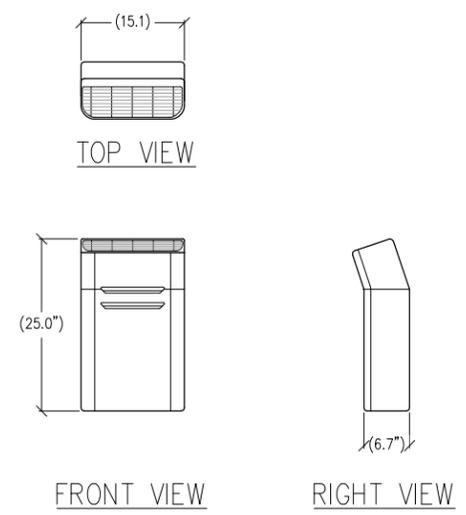
3/8"=1'  
VIEW FROM 4TH AVENUE



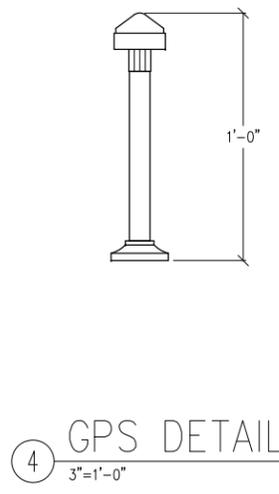
① ANTENNA DETAIL  
1/2"=1'-0"



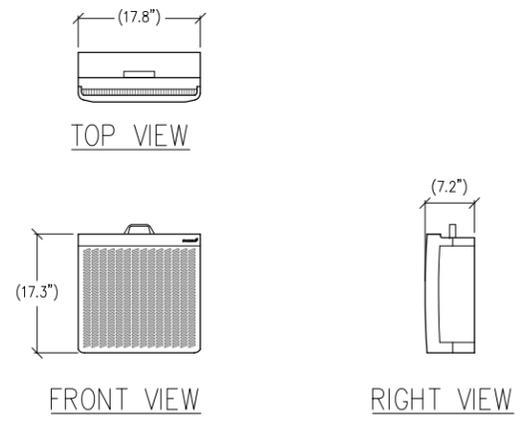
② ANTENNA DETAIL  
1/2"=1'-0"



③ RRUW-01 DETAIL  
1"=1'-0" WEIGHT = 55 LBS ERICSSON RRUW-01



④ GPS DETAIL  
3"=1'-0"



⑤ RRUS-11 DETAIL  
1"=1'-0" WEIGHT = 50 LBS ERICSSON RRUS-11

**DENTAL BUILDING**  
CC4032  
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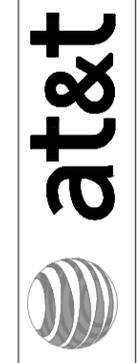
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SHEET TITLE:  
DETAILS  
SHEET NUMBER:  
A-6