



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: SEPTEMBER 15, 2011

*Date:* September 8, 2011  
*Case No.:* 2011.0101C  
*Project Address:* 405 Valencia Street  
*Current Zoning:* Valencia Street Neighborhood Commercial Transit District  
55-X Height and Bulk District  
*Block/Lot:* 3554/029  
*Project Sponsor:* Maria Miller for T-Mobile  
115 Sansome Street #1400B  
San Francisco, CA 94104  
*Staff Contact:* Diego R Sánchez – (415) 575-9082  
diego.sanchez@sfgov.org  
*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The proposal is to install up to three panel antennas and associated equipment cabinets as part of a wireless transmission network operated by T-Mobile on a Location Preference 2 (Preferred Location – Co-Location Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines. A pre-existing wireless telecommunications site is mounted on the elevator penthouse of the subject site. Each proposed antenna measures 4'-8" high by 1'-1" wide by 3" thick. The proposed antennas would be mounted on the finished roof within faux chimneys, with the tallest point of the faux chimney 71'-10" above grade.

### SITE DESCRIPTION AND PRESENT USE

The proposed site is a five-story mixed use building with ground floor commercial uses and four stories of residential use (single room occupancy units) above. The building is commonly known as the Royan Hotel. At the ground floor one of the commercial uses is an eating and drinking establishment. The lot is at the southeast corner of 15th and Valencia Streets, Lot 29 in Assessor's Block 3554.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located within the Mission district neighborhood. The subject site is zoned Valencia Street Neighborhood Commercial Transit District, which is described in the Planning Code as designed to serve both the local residents, as well as a wider trade area, with retail goods and services. Surrounding land uses include a religious institution, eating establishments, automotive uses and residential uses. The surrounding properties are within the Residential, Transit Oriented- Mission (RTO-M), Mission Street Neighborhood Commercial Transit and Urban Mixed Use zoning districts.

## ENVIRONMENTAL REVIEW

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption. The Commission has reviewed and concurs with said determination. The categorical exemption and all pertinent documents may be found in the files of the Planning Department, as the custodian of records, at 1650 Mission Street, San Francisco.

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 15, 2011	July 15, 2011	62 days
Posted Notice	20 days	July 15, 2011	July 15, 2011	62 days
Mailed Notice	20 days	July 15, 2011	July 15, 2011	62 days

## PUBLIC COMMENT

- As of September 8, 2011, the Department received multiple calls from the public regarding the health concerns about the project, including those received in August 2011 in anticipation of an August 4, 2011 Planning Commission Hearing.

## ISSUES AND OTHER CONSIDERATIONS

- The Planning Commission continued the hearing from August 4, 2011 to September 15, 2011 to provide additional time for the residents of the subject building to discuss health concerns with the San Francisco Department of Public Health. The Department of Public Health responded to the enquiry regarding existing wireless transmission facilities on master leased single room occupancy hotels and offered to provide specific information on particular locations. In addition, a resident of the subject building requested, from the Planning Department, information regarding the number and location of existing and planned wireless telecommunications facilities for all carriers. The Planning Department provided the resident all the information it keeps on the matter.
- The Project is a Location Preference 2, a preferred location.
- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections. The estimated ambient RF field from the proposed T-Mobile transmitters at ground level is calculated to be 1 % of the FCC public exposure limit.
- 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.
- The Project will provide wireless coverage to an area that previously received poor coverage.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission may grant the Conditional Use authorization pursuant to Planning Code Sections 726.83 and 303 to allow the installation of wireless facilities.

## **BASIS FOR RECOMMENDATION**

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

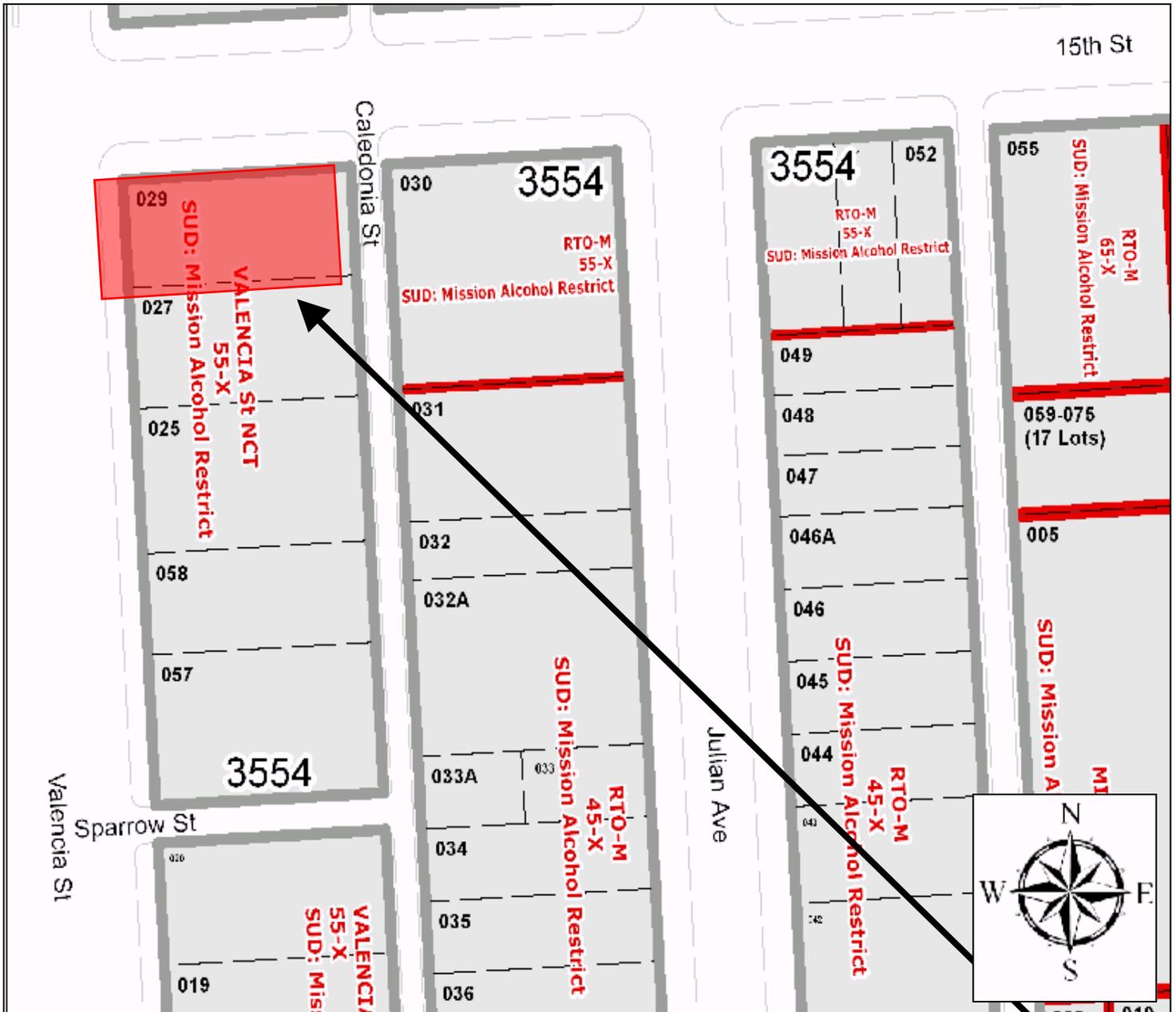
- The project complies with the applicable requirements of the Planning Code.
- The project is consistent with the objectives and policies of the General Plan.
- The Project is consistent with the 1996 WTS Facilities Siting Guidelines, Planning Commission Resolution No. 14182.
- The project site is a Location Preference 2, a preferred location, according to the Wireless Telecommunications Services (WTS) Siting Guidelines.

<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 type="checkbox"/> Community Outreach Report            |
| <input checked="" type="checkbox"/> Site Photos         | <input type="checkbox"/> SHPO Review                          |

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

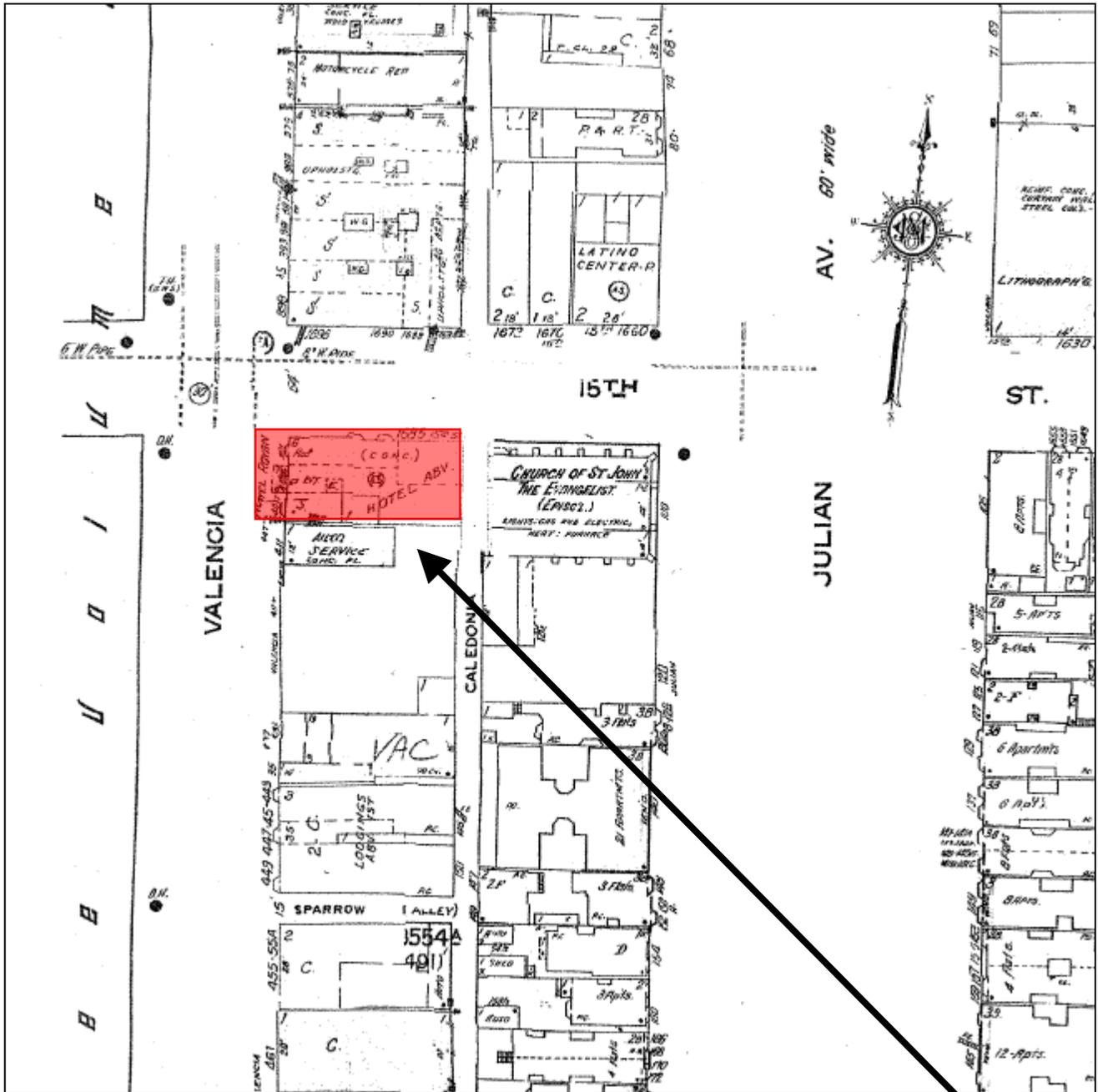
# Parcel Map



**SUBJECT PROPERTY**

Conditional Use authorization  
Case Number 2011.0101C  
Wireless Transmission Facility  
405 Valencia Street

# Sanborn Map\*



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

**SUBJECT PROPERTY**

Conditional Use authorization  
Case Number 2011.0101C  
Wireless Transmission Facility  
405 Valencia Street

# Aerial Photo

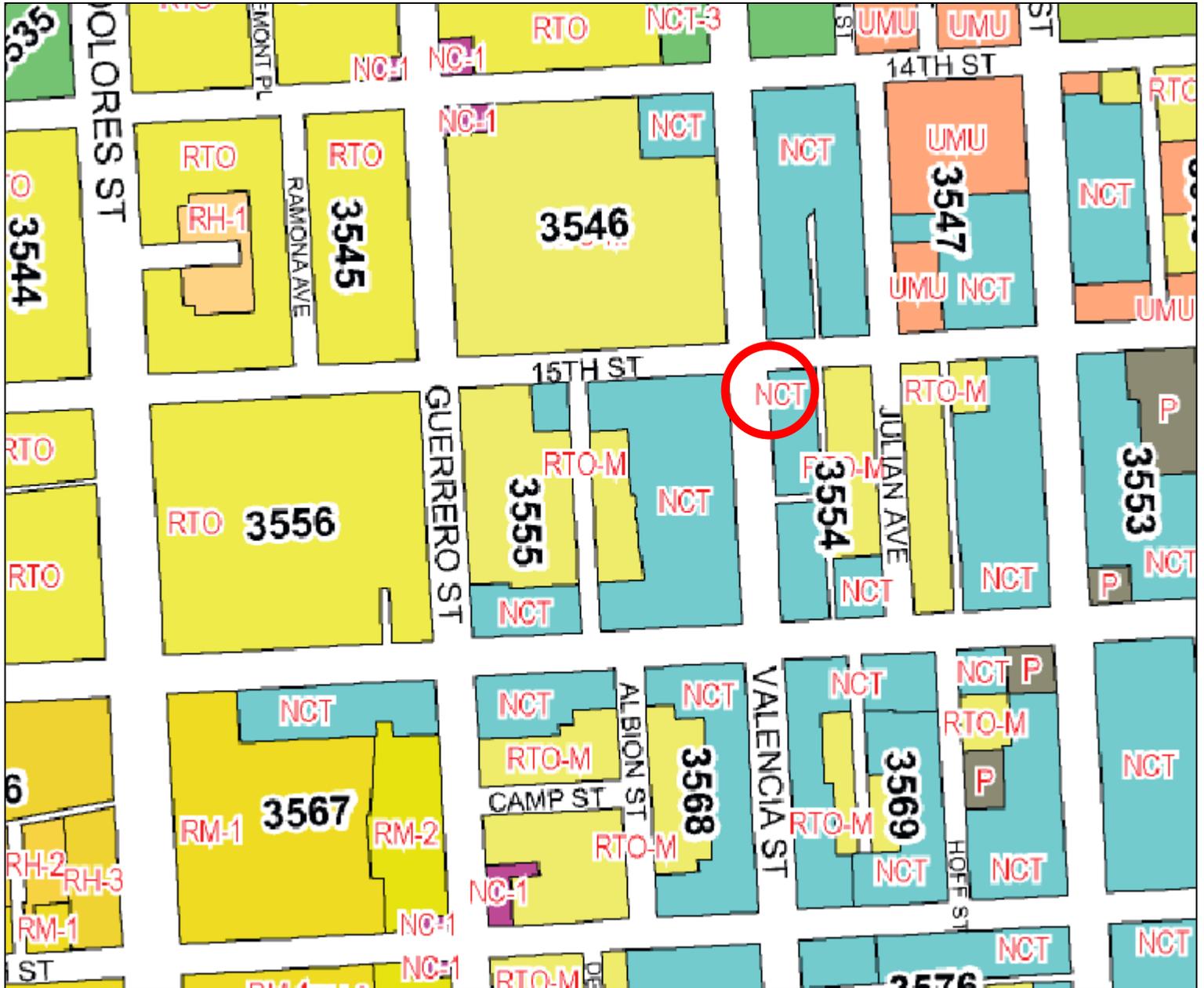


SUBJECT PROPERTY



Conditional Use authorization  
Case Number 2011.0101C  
Wireless Transmission Facility  
405 Valencia Street

# Zoning Map



Conditional Use authorization  
Case Number 2011.0101C  
Wireless Transmission Facility  
405 Valencia Street



# Site Photo

St, San Francisco, CA 94103, USA

401 Valencia St



Conditional Use authorization  
Case Number 2011.0101C  
Wireless Transmission Facility  
405 Valencia Street

Existing



Proposed



view from Valencia Street looking northeast at site

T-Mobile

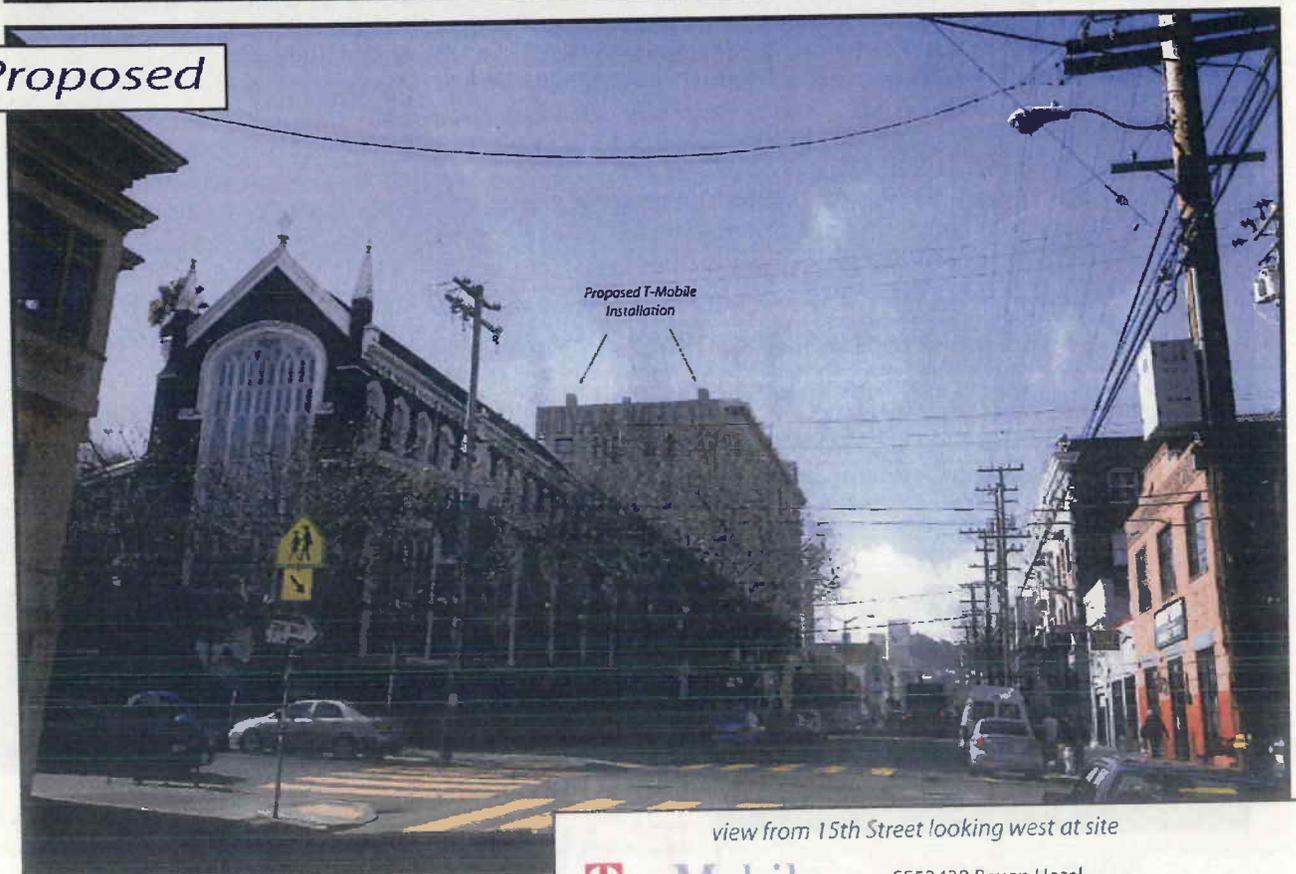
SF53438 Royan Hotel  
401 Valencia Street, San Francisco, CA

AdvanceSim   
Photo Simulation Solutions  
Contact (925) 202-8507

Existing



Proposed



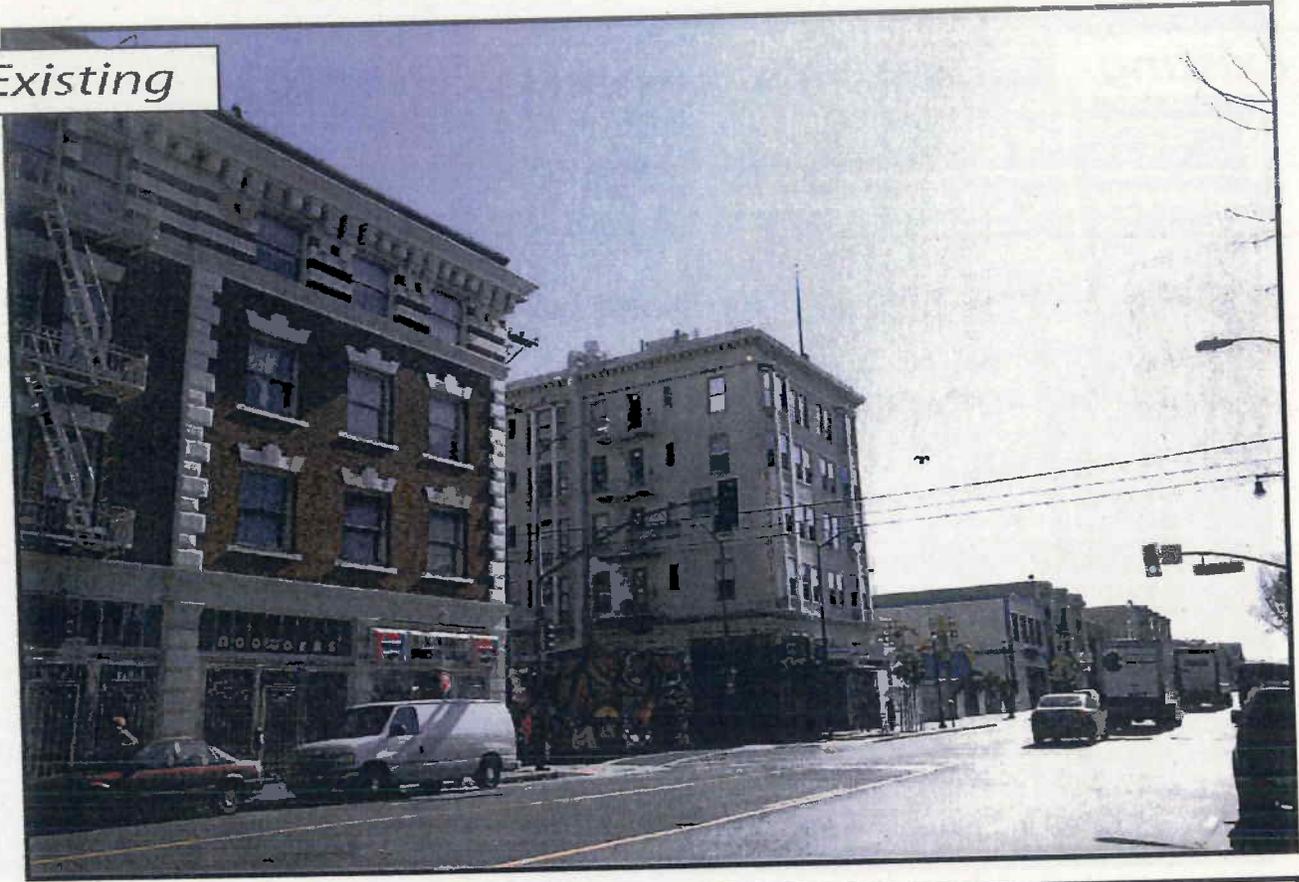
view from 15th Street looking west at site

T-Mobile

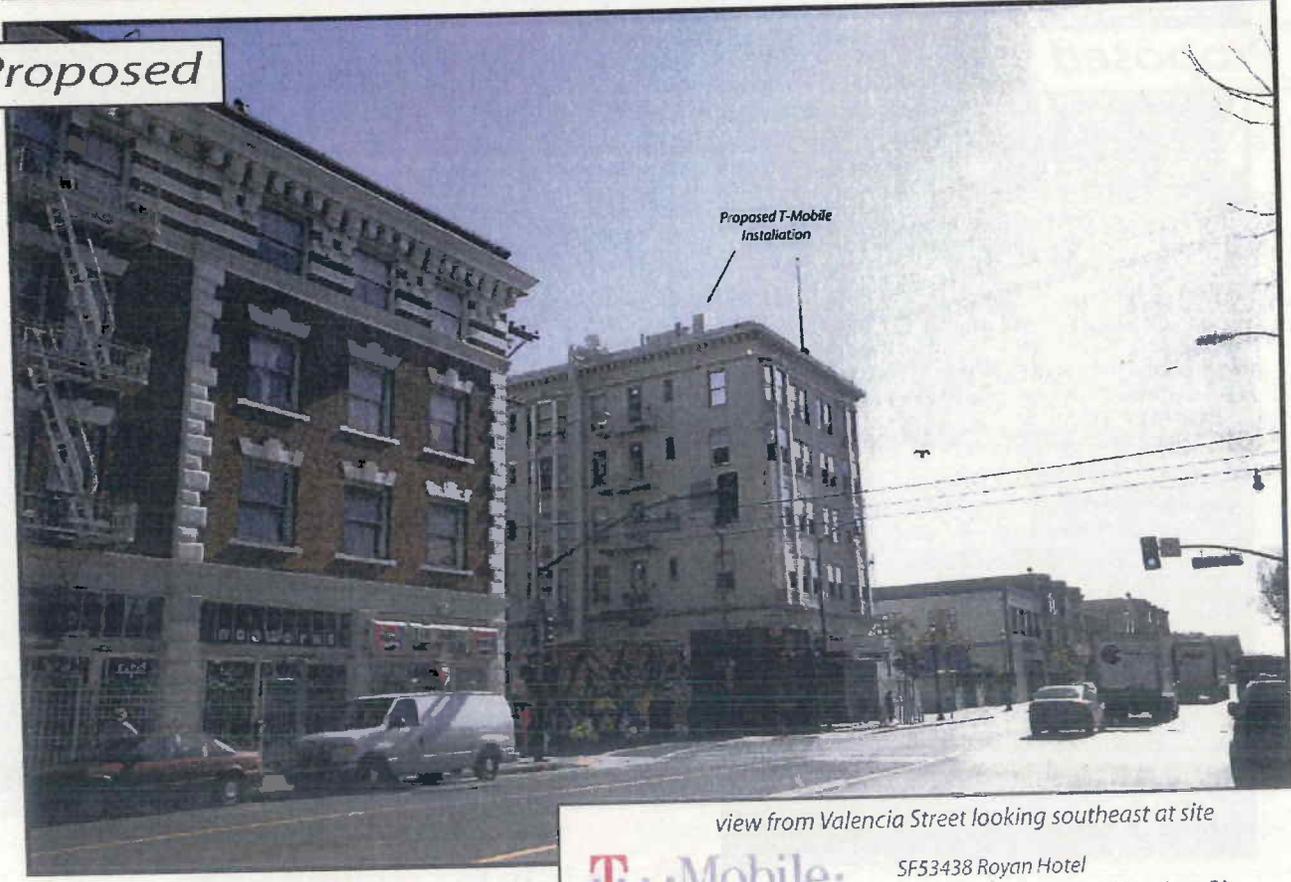
SF53438 Royan Hotel  
401 Valencia Street, San Francisco, CA

AdvanceSim  
Photo Simulation Solutions  
Contact (925) 202-6507

Existing



Proposed



Proposed T-Mobile Installation

view from Valencia Street looking southeast at site



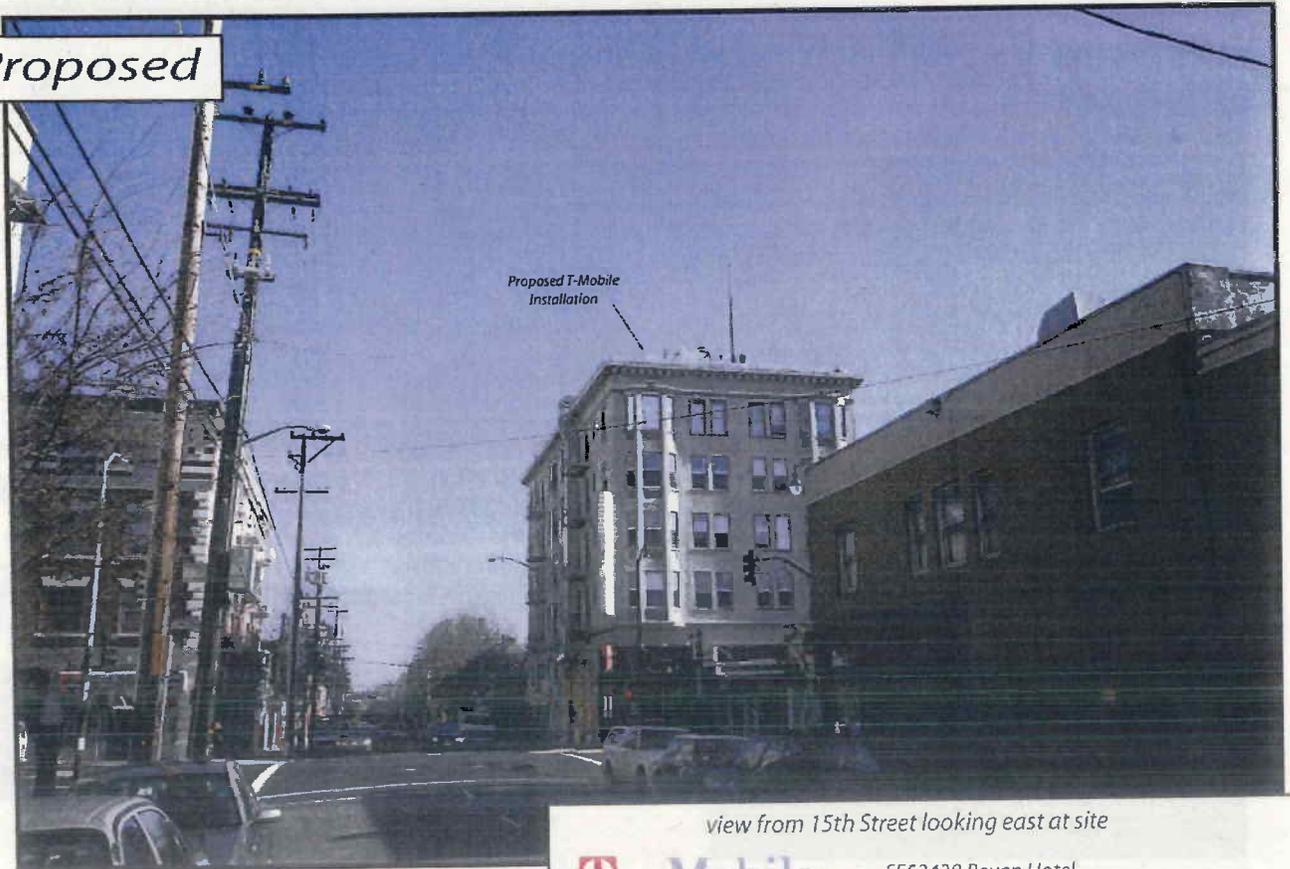
SF53438 Royan Hotel  
401 Valencia Street, San Francisco, CA

Advance **Sim**   
Photo Simulation Solutions  
Contact (925) 202-6507

Existing



Proposed



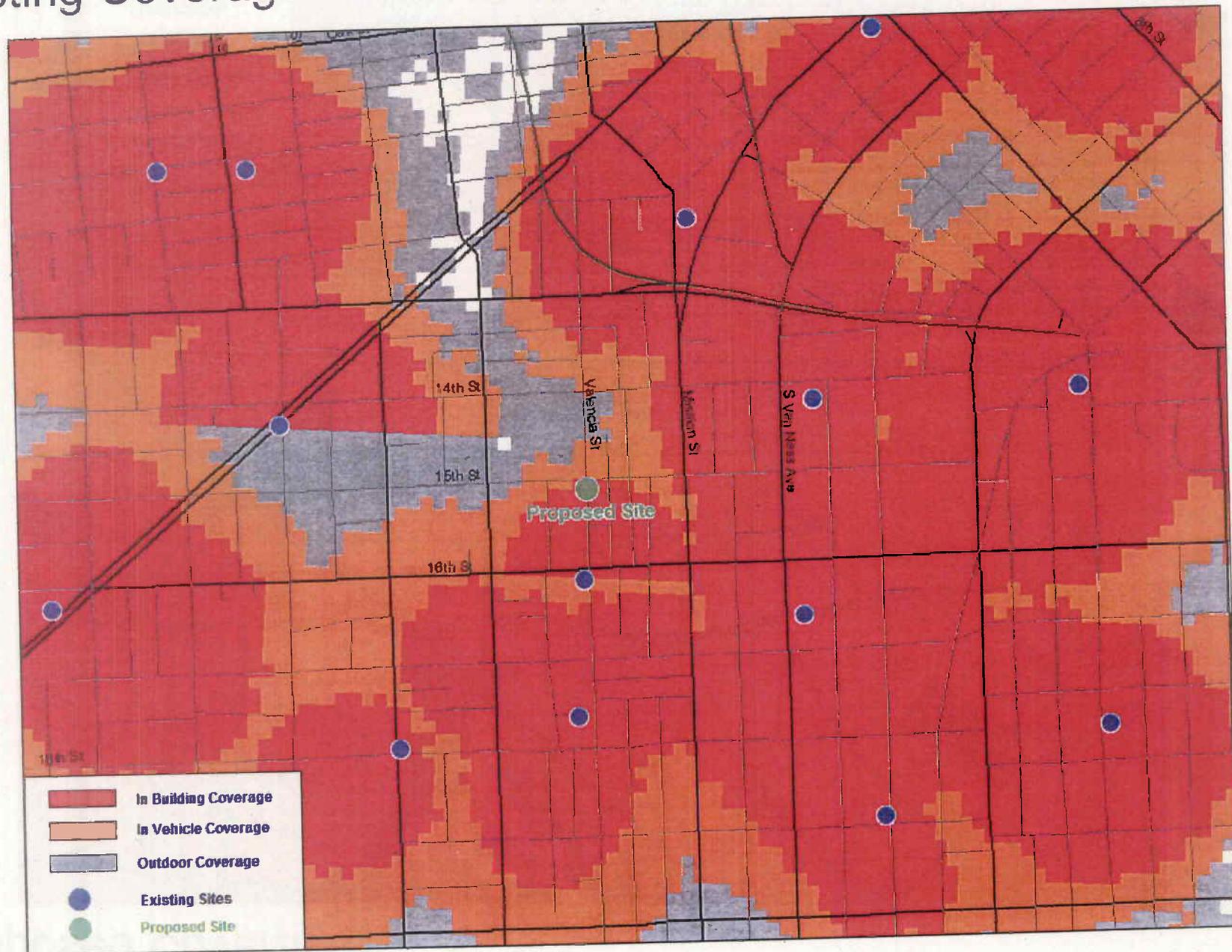
view from 15th Street looking east at site

T-Mobile

SF53438 Royan Hotel  
401 Valencia Street, San Francisco, CA

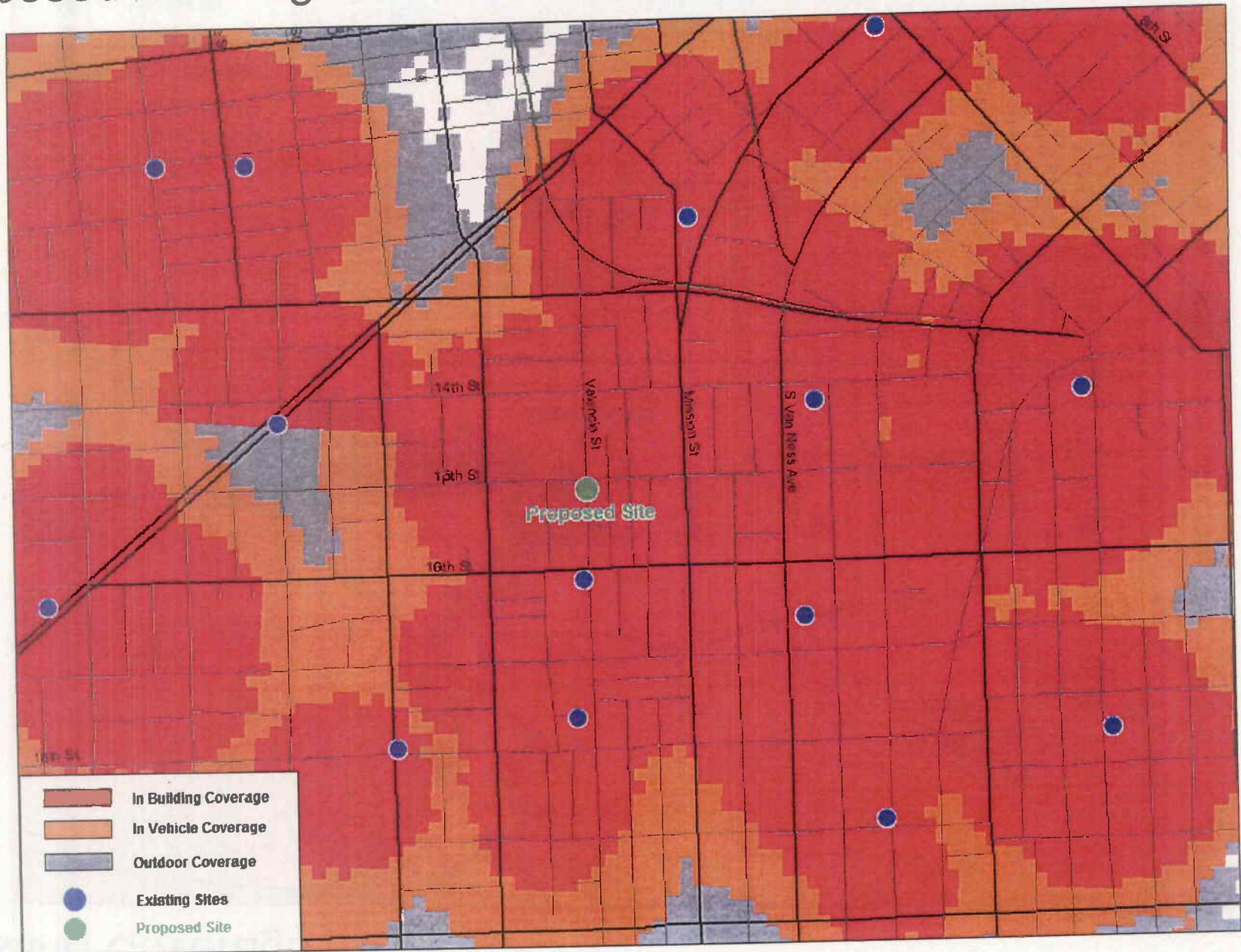
AdvanceSim  
Photo Simulation Solutions  
Contact: 1 925 1202-5507

# Existing Coverage



**"Confidential and Proprietary. Not for Further Distribution"**

# Proposed Coverage



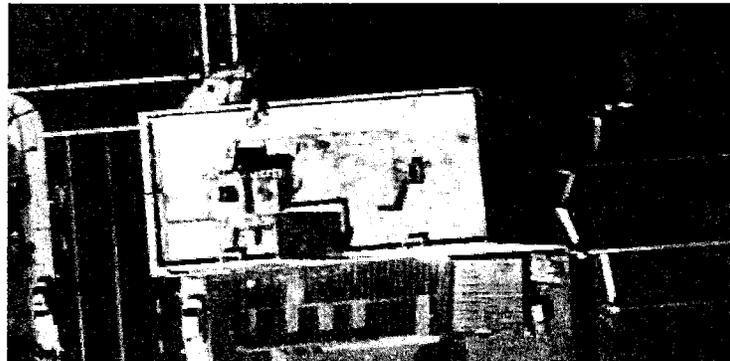
**"Confidential and Proprietary. Not for Further Distribution"**

# MPE Site Compliance Report

Prepared for:  
**Sutro Consulting**  
on behalf of T-Mobile

Site Name: Royan Hotel  
Site ID: SF43438d  
401 Valencia Street  
San Francisco, CA 94103

January 27, 2011



Prepared By:  
Waterford Consultants, LLC

18331 Turnberry Drive  
Round Hill, VA 20141  
(703) 596-1022  
[www.waterfordconsultants.com](http://www.waterfordconsultants.com)

## **Must Read Information & Summary**

### **Purpose**

This report has been prepared to examine Radio Frequency (RF) safety on the roof top where T-Mobile proposes to operate a wireless facility. Other carriers / operators will be considered, if present. The procedures which need to be followed so that people may work safely on the building will be documented.

Section 1 discusses general safety and procedures for this site. Section 2 addresses the City of San Francisco Planning Department Wireless Telecommunications Services Facility Siting Guidelines Required Report Elements. Section 3 is a formal engineering certification.

### **Web sites for Additional Information**

Additional RF information is available by visiting [www.fcc.gov/oet/rfsafety](http://www.fcc.gov/oet/rfsafety). Specifically, a FAQ document is available at the FCC's web site above which is very helpful to gain overview and insight on the issue. Bulletin 56 is a more detailed discussion of RF safety and site compliance and provides a technical discussion of Bulletin 65.

OSHA has additional information available at:  
[www.osha.gov/SLTC/radiofrequencyradiation](http://www.osha.gov/SLTC/radiofrequencyradiation)

Information on the Narda RF Personal Monitors: [www.narda-sts.us](http://www.narda-sts.us)

## **City of San Francisco Planning Department Wireless Telecommunications Services Facility Siting Guidelines Required Report Elements**

### **The location of all existing antennas and facilities. Existing RF levels.**

Presently installed on the penthouse roof of the three story building at 405 Valencia Street are eleven panel antennas:

- 9 panels from Verizon Wireless
- 2 panels from MetroPCS

Existing RF levels on the roof were less than 64% of the public exposure limit.  
Existing RF levels on the ground were less than 1% of the public exposure limit.

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

T-Mobile proposes to install 3 panel antennas.

### **The number and types of WTS within 100 feet of the proposed site and provide estimates of cumulative EMR emissions at the proposed site.**

No other WTS exist within 100 feet of the proposed site.

### **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.**

T-Mobile proposes to mount three RFS APX16DWV panel antennas on the poles inside faux chimneys. The antennas are proposed to be mounted approximately 68 feet above ground level and 7 feet above the level of the roof. The antennas will be oriented at 50 degrees, 130 degrees, and 290 degrees.

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

The power rating is not known for the other radio transmitters at the site.  
The proposed T-Mobile installation has a maximum power rating of 300 Watts and expected operating power of 19 Watts.

**The total number of watts per installation and the total number of watts for all installations on the building (roof or side).**

The proposed T-Mobile installation has a reported effective radiating power of 800 Watts.

The number of Watts is unknown for the other radio transmitters at the site.

**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.**

The antennas are proposed to be mounted on poles concealed within faux chimneys at 7 feet above the roof level. The antennas will be oriented at 50 degrees, 130 degrees, and 290 degrees.

Approximately 140 feet to the south west is the roof deck of a building of similar height.

**Report estimated ambient radio frequency fields for the proposed site (identify the three dimensional perimeter where the FCC standards are exceeded).**

At ground level, the cumulative, maximum predicted exposure level of the existing installations and the proposed T-Mobile installation is less than 0.01 mW/cm<sup>2</sup>, which is 1.0% of the applicable public exposure limit.

The three-dimensional perimeter around the proposed T-Mobile installation where the power density levels are predicted to equal the public exposure limit is 17 feet which does not reach any publicly accessible areas.

**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. Discuss signage for those who speak languages other than English.**

RF Notice signs should be installed at the access point to the penthouse. The signage should be placed such that the signs are readily visible from any angle of approach to the access point. The RF Warning signs should be in English, Spanish, and Chinese.

**Statement of Authorship.**

Mr. Richard P. Biby is a principal of Waterford Consultants, LLC which provides engineering services to clients in the Radio Communications and antenna siting industry, and that I am familiar with the Rules and Regulations and the policies of the Federal Communications Commission ("FCC") both in general and specifically as they apply to the treatment of the FCC's Rules for Radiofrequency Radiation Exposure and that I have been engaged in the analysis of Radiofrequency Radiation Exposure for more than 20 years.

## Professional Engineer's Certification

I certify that this report was prepared by me or under my direct supervision, and that I am a duly licensed Professional Engineer in the jurisdiction shown with my signature.

I am retained by Waterford Consultants, LLC which provides engineering services to clients in the Radio Communications and antenna siting industry, and that I am familiar with the Rules and Regulations and the policies of the Federal Communications Commission ("FCC") both in general and specifically as they apply to the treatment of the FCC's Rules for Radiofrequency Radiation Exposure and that I have been engaged in the analysis of Radiofrequency Radiation Exposure for more than 20 years.

I have examined the technical information supplied by the T-Mobile's representative regarding to the subject site. This report specifically addresses Non-Ionizing Radiation to humans, and is intended to be used to demonstrate compliance.

The subject site will include cellular like network infrastructure, which may operate a number of frequency bands, and with antennas and power levels indicated in the attachments.

That consideration of possible exposure of humans to radiofrequency radiation must utilize the rules and computational standards set by the FCC, the Federal Agency having jurisdiction over communications facilities. The FCC has published analytical techniques and guidelines: *Office of Engineering and Technology, Bulletin 65* ("OET65"), a copy of which is freely available to the public at [www.fcc.gov/oet/rfsafety](http://www.fcc.gov/oet/rfsafety), and that the analytical techniques used to produce this report follow OET65 guidelines.

The FCC rules define two tiers of permissible exposure: 1) "general population / uncontrolled environments," applies to those situations in which persons may not be aware of the presence of electromagnetic energy (the "General Population") and (2) "controlled environments", those situations in which persons are aware of their potential for exposure ("Occupational Personnel"), and have received appropriate safety training. Maximum Permissible Exposure ("MPE") is defined in OET 65 as being 100% of the applicable exposure limit.

The FCC requires licensees to assure that persons are not exposed to RF power densities in excess of their applicable MPE limits. These rules apply to both Occupational Personnel and General Population persons.

100% of the more restrictive General Population MPE equates to 20% of the less restrictive Occupation or Controlled environment MPE, and anyone may be granted safe access to those areas meeting the General Population MPE limits. For persons who have been properly trained and meet the definition of being Occupation Personnel, access to areas shown as 20% to 100% of the Occupational Personnel MPE limit of the controlled environment may be granted. Administrative controls should be put in place for any area

in excess of 100% Occupational Personnel MPE, and access may be granted only to persons properly trained and equipped with proper Personal Protective Equipment (PPE), such as a RF Personal Monitor. Administrative controls include necessary procedures, such as preventing access to an area by physically locking doors or other access mechanisms, requiring a check out procedure for personal protective equipment, access card access, log-in, presentation of appropriate RF awareness training certifications, etc.

Power density decreases significantly over a short distance from any antenna. Specifically with respect to directional antennas, the design, oriented in azimuth and elevation as documented, reasonably precludes potential for exposure with calculated significance at any location other than directly in front of the antenna.

The site management company should put in place engineering and/or administrative controls to limit access to locations so that routine occupancy by the General Population is eliminated or substantially reduced and permitting access into those locations only by Occupational Personnel authorized to be there, such as communications industry professionals, and approved contractors and vendors of the site management company.

Administrative controls incorporated into any agreement with the building owner and/or appropriate management company will assure, in the infrequent instances of maintenance access to subject areas in front of the antenna elements, which only authorized Occupational Personnel following safe work practices will be employed.

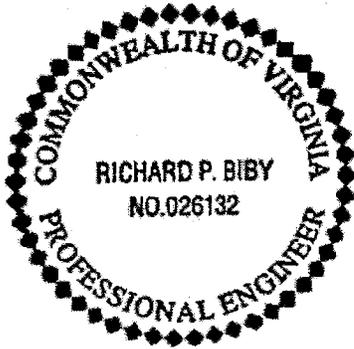
If a facility maintenance procedure requires more than incidental or temporary access to areas in excess of the General Population limit, administrative controls will include the requirement that the carrier shall be notified of the procedure with reasonable time to reach a decision, informed by any engineering assessments required by T-Mobile, regarding their choice about de-energizing their equipment during the facility maintenance procedure.

As this report has been provided in the absence of a site visit, specific recommendation(s) as to the placement of any signage is infeasible. However, signage should be placed in stages, reflecting the theoretical power density levels in each area as presented in the attached plot(s). Levels are broken into three tiers; those at or below the MPE for General Population persons (associated with a blue colored "Notice" sign), areas greater than the General Population limits, but below the 100% occupation exposure limits (associated with the yellow "Caution" sign) and areas in excess of the 100% Occupation Personnel MPE exposure limits (associated with the Orange "Warning" sign).

That at this time, no other action by the carrier is necessary at the site to demonstrate compliance.

In summary, I certify that the technical analysis techniques prescribed by the FCC Rules and Regulations, specifically 47 CFR 1.1307 and Office of Engineering and

Technology's Bulletin 65 have been adhered to, and that the information and presentation of herein to be accurate.



*Richard P. Biby*

February 2, 2011

Richard P. Biby

Registered Professional Engineer

Commonwealth of Virginia Reg. No. 026132

Richard P. Biby, P.E.

Digitally signed by Richard P. Biby, P.E.  
DN: cn=Richard P. Biby, P.E., o=Waterford Consultants, LLC, ou,  
email=rich@waterfordconsultants.com, c=US  
Date: 2011.02.02 07:35:06 -05'00'



**Review of Cellular Antenna Site Proposals**

**Project Sponsor :** T-Mobile **Planner:** Jonas Ionin  
**RF Engineer Consultant:** Waterford **Phone Number:** (703) 596-1022  
**Project Address/Location:** 405 Valencia St  
**Site ID:** 1386 **SiteNo.:** SF43438d

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: 11
- 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: 300 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: 2400 watts.
- X 7. Preferred method of attachment of proposed antenna (roof, wall mounted, monopole) with plot or roof plan. Show directionality of antennas. Indicate height above roof level. Discuss nearby inhabited buildings (particularly in direction of antennas) (WTS-FSG, Section 10.41d)
- X 8. Report estimated ambient radio frequency fields for the proposed site (identify the three-dimensional perimeter where the FCC standards are exceeded.) (WTS-FSG, Section 10.5) State FCC standard utilized and power density exposure level (i.e. 1986 NCRP, 200  $\mu\text{w}/\text{cm}^2$ )  
 Maximum RF Exposure: 0.01  $\text{mW}/\text{cm}^2$     Maximum RF Exposure Percent: 1
- 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: 17  
 Occupational\_Exclusion\_Area    Occupational Exclusion In Feet: 5

X 10. Statement on who produced this report and qualifications.

X **Approved.** Based on the information provided the following staff believes that the project proposal will comply with the current Federal Communication Commission safety standards for radiofrequency radiation exposure. FCC standard 1986-NCRP **Approval of the subsequent Project Implementation Report is based on project sponsor completing recommendations by project consultant and DPH.**

*Comments:*

There are currently no existing antennas operated by T-Mobile installed on the roof top of the building at 405 Valencia Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed similar antennas operated by Verizon and MetroPCS but no other antennas within 100 feet of this site. T-Mobile proposes to install 3 new antennas. The antennas are mounted at a height of 68 feet above the ground. The estimated ambient RF field from the proposed T-Mobile transmitters at ground level is calculated to be 0.01 mW/sq cm., which is 1 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 17 feet and does not reach any publicly accessible areas. Warnings signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Worker should not have access to within 5 feet of the front of the antennas while they are in operation.

       **Not Approved**, additional information required.

       **Not Approved**, does not comply with Federal Communication Commission safety standards for radiofrequency radiation exposure. FCC Standard

       1 Hours spent reviewing

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

Signed: \_\_\_\_\_



Dated: 2/23/2011

Patrick Fosdahl

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



# SAN FRANCISCO PLANNING DEPARTMENT

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

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

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Planning  
Information:  
**415.558.6377**

## Planning Commission Motion

HEARING DATE: SEPTEMBER 15, 2011

*Date:* September 8, 2011  
*Case No.:* **2011.0101C**  
*Project Address:* **405 Valencia Street**  
*Current Zoning:* Valencia Street Neighborhood Commercial Transit District  
 55-X Height and Bulk District  
*Block/Lot:* 3554/029  
*Project Sponsor:* Maria Miller for T-Mobile  
 115 Sansome Street #1400B  
 San Francisco, CA 94104  
*Staff Contact:* Diego R Sánchez – (415) 575-9082  
 diego.sanchez@sfgov.org

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 726.83 AND 303 TO INSTALL A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF THREE PANEL ANTENNAS AND RELATED EQUIPMENT ON A FIVE-STORY MIXED USE BUILDING AS PART OF T-MOBILE'S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN THE VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT AND A 55-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On February 3, 2011, T-Mobile (hereinafter "Project Sponsor"), made an application (hereinafter "application"), for Conditional Use Authorization on the property at 405 Valencia Street, Lot 029 in Assessor's Block 3554, (hereinafter "project site") to install a wireless telecommunications facility consisting of three panel antennas and related equipment on a five-story mixed use building as part of T-Mobile's wireless telecommunications network within the Valencia Street Neighborhood Commercial Transit District and a 55-X Height and Bulk District.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption. The Commission has reviewed and concurs with said determination. The categorical exemption and all pertinent documents may be found in the files of the Planning Department (hereinafter "Department"), as the custodian of records, at 1650 Mission Street, San Francisco.

On September 15, 2011, the San Francisco Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Conditional Use in Application No. 2011.0101C, 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 proposed site is a five-story mixed use building with ground floor commercial uses and four stories of residential use (single room occupancy units) above. The building is commonly known as the Royan Hotel. At the ground floor one of the commercial uses is an eating and drinking establishment. The lot is at the southeast corner of 15th and Valencia Streets, Lot 29 in Assessor's Block 3554.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Mission district neighborhood. The subject site is zoned Valencia Street Neighborhood Commercial Transit District, which is described in the Planning Code as designed to serve both the local residents, as well as a wider trade area, with retail goods and services. Surrounding land uses include a religious institution, eating establishments, automotive uses and residential uses. The surrounding properties are within the Residential, Transit Oriented- Mission (RTO-M), Mission Street Neighborhood Commercial Transit and Urban Mixed Use zoning districts.
4. **Project Description.** The proposal is to install up to three panel antennas and associated equipment cabinets as part of a wireless transmission network operated by T-Mobile on a Location Preference 2 (Preferred Location – Co-Location Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines. A pre-existing wireless telecommunications site is mounted on the elevator penthouse of the subject site. Each proposed antenna measures 4'-8" high by 1'-1" wide by 3" thick. The proposed antennas would be mounted on the finished roof within faux chimneys, with the tallest point of the faux chimney 71'-10" above grade.
5. **Past History and Actions.** The Planning Commission established guidelines for the installation of wireless telecommunications facilities in 1996 ("Guidelines"). These Guidelines set forth the land use policies and practices that guide the installation and approval of wireless facilities throughout San Francisco. A large portion of the Guidelines 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, requiring community outreach, notification, and detailed information about the facilities to be installed.<sup>1</sup>

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

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

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

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

A Certificate of Appropriateness for proposed work was granted and determined to be appropriate for and consistent with the purposes of Article 10, to meet the standards of Article 10 and to meet the secretary of interior's standards for rehabilitation by the Historic Preservation Commission on November 17, 2010.

On August 4, 2011, 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 Sections 842.93 and 303 to install a wireless telecommunications facility consisting of three panel antennas and related equipment on an existing five-story mixed use building as part of T-Mobile's wireless telecommunications network.

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of buildings for the siting of wireless telecommunications facilities. Under the *Guidelines*, the Project is a Location Preference Number 2, a Co-Location Site, and is a preferred location.

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<sup>1</sup> PC Resolution 16539, passed March 13, 2003.

7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 1710 - 2155 Megahertz (MHZ) bands, which is regulated by the Federal Communications Commission (FCC) and which must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.
8. **Radiofrequency (RF) Emissions:** The project sponsor retained Waterford Consultants, LLC, a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. Pursuant to the *Guidelines*, the Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the *Guidelines*.
9. **Department of Public Health Review and Approval.** The proposed project was referred to the Department of Public Health (DPH) for emissions exposure analysis. 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. T-Mobile proposes to install three new antennas. The antennas will be mounted at a height of 72 feet above the ground. The estimated ambient RF field from the proposed T-Mobile transmitters at ground level is calculated to be 0.01 mW/sq cm., which is 1% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 17 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 five feet of the front of the antennas while in operation.
10. **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.
11. **Community Outreach.** Per the *Guidelines*, the project sponsor held a Community Outreach Meeting for the proposed project. The meeting was held 6:00 P.M. on May 19, 2011 at the Women's Building, located at 3543 18<sup>th</sup> Street. Three members of the public attended the meeting. Those in attendance expressed concerns about notification, health/emissions safety, and access to the roof.
12. **Five-year plan:** Per the *Guidelines*, the project sponsor submitted its latest five-year plan, as required, in April 2011.
13. **Public Comment.** As of September 8, 2011, the Department received multiple calls from the public regarding the health concerns about the project.
14. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Per Planning Code Section 726.83, a Conditional Use authorization is required for the installation of wireless transmission facilities.

*The proposed project is seeking Conditional Use authorization to install three panel antennas.*

15. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

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

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

*The proposed project at 405 Valencia 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 of such size and nature to be compatible with the surrounding nature of the vicinity. The approval of this authorization has been found, first and foremost, to insure public safety, and insure that the placement of antennas and related support and protection features are so located, designed, and treated architecturally to minimize their visibility from public places, to avoid intrusion into public vistas, avoid disruption of the architectural design integrity of building and insure harmony with neighborhood character. The project has been reviewed by the Historic Preservation Specialist for the Southeast Quadrant and was determined to not cause the removal or alteration of any significant architectural features on the subject property.*

- 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 service). It is necessary for San Francisco to have as much coverage as possible in terms of wireless facilities. Due to the topography and tall buildings in San Francisco, unique coverage issues arise because the hills and building break up coverage. Thus, telecommunication carriers often install additional installations to make sure coverage is sufficient.*

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

*The proposed project at 405 Valencia Street is necessary in order to achieve sufficient in-vehicle and in-building mobile phone coverage. Recent drive tests in the subject area conducted by the T-Mobile Radio Frequency Engineering Team provide conclusive evidence that the subject property is the most viable location, based on factors including quality of coverage, population density, land use compatibility, zoning and aesthetics. The proposed coverage area will serve the area bounded by 14<sup>th</sup> Street, 16<sup>th</sup> Street, Valencia Street and Guerrero Street, as indicated in the coverage maps. This facility will fill in the gaps to improve coverage in the Mission District area as well as to provide necessary facilities for emergency transmission and improved communication for the neighborhood, community and the region.*

B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The proposed project must comply with all applicable Federal and State regulations to safeguard the health, safety and to ensure that persons residing or working in the vicinity will not be affected, and prevent harm to other personal property.*

*The Department of Public Health conducted an evaluation of potential health effects from Radio Frequency radiation, and has concluded that the proposed wireless transmission facilities will have no adverse health effects if operated in compliance with the FCC-adopted health and safety standards. The Department has received information that the proposed wireless system must be operated so as not to interfere with radio or television reception in order to comply with the provisions of its license under the FCC.*

*The Department is developing a database of all such wireless communications facilities operating or proposed for operation in the City and County of San Francisco. All applicants are now required to submit information on the location and nature of all existing and approved wireless transmission facilities operated by the Project Sponsor. The goal of this effort is to foster public information as to the location of these facilities.*

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

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

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

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

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

*The proposed antennas are proposed to be installed within faux chimneys on the finished roof. The proposal, located over 70 feet above grade, is small in size and is minimally visible at the pedestrian level. The project will not affect the existing landscaping.*

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

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

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

*The proposed project is consistent with the stated purposed of the Valencia Street Neighborhood Commercial Transit District in that the proposed use will serve both local residents as well as a greater trade area, and will aid in the vitality of the District by providing a service that is in high demand to the patrons of the many commercial establishments in the District.*

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

## **HOUSING ELEMENT**

### **HOUSING DENSITY, DENSITY, DESIGN & QUALITY OF LIFE**

**OBJECTIVE 11 - IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO MAINTAIN SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.**

**POLICY 11.2 -** Ensure housing is provided with adequate public improvements, services, and amenities.

*The Project will improve T-Mobile Wireless coverage in a residential and commercial area along primary transportation routes in San Francisco.*

## URBAN DESIGN

### HUMAN NEEDS

#### **OBJECTIVE 4 - IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.**

**POLICY 4.14** - Remove and obscure distracting and cluttering elements.

*The Project adequately "stealths" the proposed antennas and related equipment by locating the antennas within faux chimney vents at the roof of the building. The antennas are minimally visible from the street.*

## COMMERCE AND INDUSTRY ELEMENT

### Objectives and Policies

#### **OBJECTIVE 1:**

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

#### **Policy 1:**

Encourage development, which provides substantial net benefits and minimizes undesirable consequences. Discourage development, which has substantial undesirable consequences that cannot be mitigated.

#### **Policy 2:**

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

*The project would enhance the total city living and working environment by providing communication services for residents and workers within the City. Additionally, the project would comply with Federal, State and Local performance standards.*

#### **OBJECTIVE 2:**

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

#### **Policy 1:**

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

#### **Policy 3:**

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

*The site is an integral part of a wireless communications network that will enhance the City's diverse economic base.*

**OBJECTIVE 4:**

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

**Policy 1:**

Maintain and enhance a favorable business climate in the City.

**Policy 2:**

Promote and attract those economic activities with potential benefit to the City.

*The project would benefit the City by enhancing the business climate through improved communication services for residents and workers.*

**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 T-Mobile Wireless mobile telecommunications.*

**COMMUNITY SAFETY ELEMENT**

**Objectives and Policies**

**OBJECTIVE 3:**

ENSURE THE PROTECTION OF LIFE AND PROPERTY FROM THE EFFECTS OF FIRE OR NATURAL DISASTER THROUGH ADEQUATE EMERGENCY OPERATIONS PREPARATION.

**Policy 1:**

Maintain a local agency for the provision of emergency services to meet the needs of San Francisco.

**Policy 2:**

Develop and maintain viable, up-to-date in-house emergency operations plans, with necessary equipment, for operational capability of all emergency service agencies and departments.

**Policy 3:**

Maintain and expand agreements for emergency assistance from other jurisdictions to ensure adequate aid in time of need.

**Policy 4:**

Establish and maintain an adequate Emergency Operations Center.

**Policy 5:**

Maintain and expand the city's fire prevention and fire-fighting capability.

**Policy 6:**

Establish a system of emergency access routes for both emergency operations and evacuation.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- G. That landmarks and historic buildings be preserved.

*The proposed installation has been reviewed by the Southeast Quadrant Historic Preservation Specialist and was found to not adversely affect the subject property.*

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

*The Project will have no adverse impact on parks or open space, or their access to sunlight or vistas.*

18. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
19. The Commission hereby finds that approval of the Determination of Compliance authorization would promote the health, safety and welfare of the City.

**DECISION**

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Conditional Use authorization under Planning Code Sections 726.83 and 303 to install up to three panel antennas and associated equipment cabinets as part of a wireless transmission network operated by T-Mobile on a Location Preference Two (Preferred Location – Co-Location) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within the Valencia Street Neighborhood Commercial Transit District and a 55-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 **September 15, 2011**.

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Linda Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 15, 2011

## **EXHIBIT A**

### **AUTHORIZATION**

This authorization is for a Conditional Use authorization under Planning Code Sections 726.83 and 303 to install a wireless telecommunications facility consisting of three panel antennas with related equipment, a Location Preference 2 (Preferred Location – Co-Location) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, as part of T-Mobile’s wireless telecommunications network within the Valencia Street Neighborhood Commercial Transit District and a 55-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 **September 15, 2011** 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 415-558-6613, [www.sf-planning.org](http://www.sf-planning.org).*

4. **Screening - WTS.** To the extent necessary For information about 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. Antennae attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and
  - i. Although co location of various companies' facilities may be desirable, a maximum number of antennas and back up facilities on the Project Site shall be established, on a case by case basis, such that "antennae farms" or similar visual intrusions for the site and area is not created.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6613, [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, 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 antennae and equipment that has been out of service or otherwise abandoned for a continuous period of six months.

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



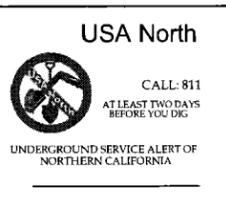
T-MOBILE WEST CORPORATION

a DELAWARE CORPORATION

1855 GATEWAY BLVD., 9TH FLOOR, CONCORD, CA 94520

# SF43438D ROYAN HOTEL

401 VALENCIA STREET  
SAN FRANCISCO, CA 94103  
CITY & COUNTY OF SAN FRANCISCO



CODE COMPLIANCE	
ALL WORK AND MATERIALS SHALL BE PERFORMED AND 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 CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.	
1. CALIFORNIA CODE OF REGULATIONS 2. 2007 CALIFORNIA BUILDING CODE 3. 2007 CALIFORNIA MECHANICAL CODE 4. 2007 CALIFORNIA PLUMBING CODE 5. 2007 CALIFORNIA ELECTRIC CODE 6. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE 7. CITY/COUNTY ORDINANCES	
ADA REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 1103B.

PROJECT DESCRIPTION
THIS IS AN UNMANNED TELECOMMUNICATIONS FACILITY FOR T-MOBILE CONSISTING OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT.
1. THREE (3) (N) T-MOBILE PANEL ANTENNAS MOUNTED INSIDE (N) 10'-0" X 2'-6" X 2'-6" (H,W,D.) FAUX CHIMNEYS ON (E) ROOF. 2. THREE (3) T-MOBILE EQUIPMENT CABINETS WILL BE MOUNTED INSIDE (N) 10'-4" X 15'-0" T-MOBILE LEASE AREA INSIDE (E) BASEMENT. 3. ANTENNA COAXIAL TRANSMISSION LINES FROM BTS TO ANTENNAS. 4. POWER AND TELEPHONE SERVICE TO BE PROVIDED FROM (E) SOURCES.

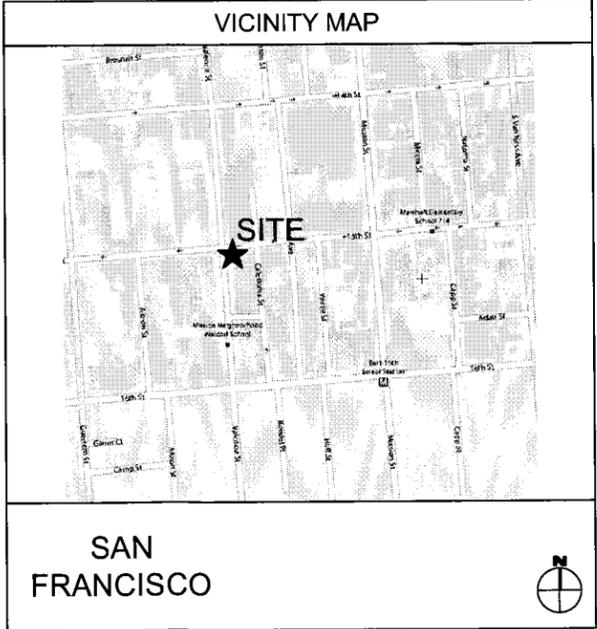
DRIVING DIRECTIONS
FROM T-MOBILE OFFICE: CONCORD, CA
1. HEAD SOUTHEAST ON GATEWAY BLVD - 108 FT 2. TAKE THE 1ST RIGHT TOWARD CLAYTON RD - 121 FT 3. TURN RIGHT AT CLAYTON RD - 0.2 MI 4. MERGE ONTO CA-242 S VIA THE RAMP TO OAKLAND - 1.2 MI 5. MERGE ONTO I-690 S - 3.3 MI 6. TAKE EXIT 46 FOR CALIFORNIA 24 TOWARD LAFAYETTE/OAKLAND - 1.3 MI 7. MERGE ONTO CA-24 W - 12.3 MI 8. TAKE EXIT 2B TOWARD I-580 W - 1.0 MI 9. MERGE ONTO I-580 W - 0.5 MI 10. TAKE EXIT 19A ON THE LEFT TO MERGE ONTO I-80W TOWARD SAN FRANCISCO, PARTIAL TOLL ROAD - 8.3 MI 11. TAKE EXIT 1B TO MERGE ONTO US-101 N TOWARD GOLDEN GATE BRIDGE - 0.7 MI 12. TAKE EXIT 434B FOR US-101 N/MISSION ST/DUBOCE AVE TOWARD GOLDEN GATE BRIDGE - 0.2 MI 13. KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR DUBOCE AVE AND MERGE ONTO DUBOCE AVE - 0.2 MI 14. TURN LEFT AT VALENCIA, DESTINATION WILL BE ON THE LEFT - 0.2 MI

GENERAL CONTRACTOR NOTES
DO NOT SCALE DRAWING:
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

PROJECT TEAM	
<b>ARCHITECT / ENGINEER:</b> MICHAEL WILK ARCHITECTURE 833 MARKET STREET, SUITE 805 SAN FRANCISCO, CA 94103 CONTACT: STELL HE PHONE: (415) 839-9594 FAX: (415) 904-8388 EMAIL: she@wilkarch.com	<b>APPLICANT/LESSEE:</b> T-MOBILE 1855 GATEWAY BLVD., SUITE 900 CONCORD, CA 94520 CONTACT: BRAD CHAPMAN PHONE: (415) 309-8979 EMAIL: brad.chapman@t-mobile.com
<b>SITE ACQUISITION:</b> SUTRO CONSULTING 112 HEBARD ST. SANTA CRUZ, CA 95060 CONTACT: BLAINE SWAFFORD PHONE: (831) 295-0868 FAX: (831) 401-2644 EMAIL: bswafford@sutroconsulting.com	<b>ZONING MANAGER:</b> SUTRO CONSULTING 115 SANSOME STREET, SUITE 1400B SAN FRANCISCO, CA 94104 CONTACT: ALLIE WEAVER PHONE: (415) 609-7800 EMAIL: aweaver@sutroconsulting.com
<b>RF ENGINEER:</b> T-MOBILE 1855 GATEWAY BLVD., SUITE 900 CONCORD, CA 94520 CONTACT: TAI NGUYEN PHONE: (510) 396-9160 EMAIL: tai.nguyen115@t-mobile.com	<b>CONSTRUCTION MANAGER:</b> SITE SERVICES, LLC 100 TOWER ROAD AMERICAN CANYON, CA 94503 CONTACT: RON MAX PHONE: (707) 363-6379 EMAIL: ron@siteservicesllc.net

PROJECT INFORMATION	
SITE ADDRESS:	401 VALENCIA STREET SAN FRANCISCO, CA 94103
APN:	3554-029
LANDLORD:	S G BHAKTA & SONS INC. CONTACT: BARRY BHAKTA 196 CASITAS AVE SAN FRANCISCO, CA 94127 PHONE: (415) 333-6890
LATITUDE:	37° 45' 59.21" (NAD 83)
LONGITUDE:	122° 25' 18.60" (NAD 83)
(E) CONSTRUCTION TYPE:	C, FULLY SPRINKLERED
(N) CONSTRUCTION TYPE:	TYPE C
ZONING:	NCT
JURISDICTION:	SAN FRANCISCO
TELEPHONE:	AT&T
POWER:	PG&E

POWER ORDER	
POWER APPLICATION DATE:	_____
POWER APPLICATION NUMBER:	_____



SHEET INDEX	
SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	ANTENNA SPECIFICATIONS / RF DATA SHEET
LS1	SURVEY
A-1	OVERALL SITE / ROOF PLAN
A-2	ENLARGED EQUIPMENT LAYOUT / ANTENNA LAYOUT
A-3	ELEVATION
A-4	ELEVATIONS
A-5	ELEVATION
U-1	POWER & TELCO UTILITY ROUTING - FOR REFERENCE ONLY



PROJECT INFORMATION:
<b>SF43438D</b>
<b>ROYAN HOTEL</b>
401 VALENCIA ST. SAN FRANCISCO, CA 94103

CURRENT ISSUE DATE:
02/01/11

ISSUED FOR:
100% ZONING DRAWINGS

REV.:	DATE:	DESCRIPTION:	BY:
0	01/18/11	90% ZONING DRAWINGS	SH
1	02/01/11	100% ZONING DRAWINGS	SH

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

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

LICENSER:

SHEET TITLE:
<b>TITLE SHEET</b>

SHEET NUMBER:
<b>T-1</b>

PROJECT INFORMATION:  
**SF43438D**  
**ROYAN HOTEL**  
 401 VALENCIA ST.  
 SAN FRANCISCO, CA 94103

CURRENT ISSUE DATE:  
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 T: 415-839-9594  
 F: 415-904-8388  
 www.wilkarch.com

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

LICENSER:  
 SHEET TITLE:

**ANTENNA SPECIFICATIONS / RF DATA SHEET**

SHEET NUMBER:  
**T-2**

Cabinets		Antennas and Lines									
<b>Cabinet #1</b> 3 Sectors - A, B & C Cabinet Type: Ericsson 3206 Cabinet Config: Main Filter Type: Filter Unit IDB (Ericsson):	to Cab. #1 Spare	Red Red Red	1 2 4	Yes Yes Yes	Antenna Antenna Antenna	1 1 1	Port Port Port	1 2 4	APX16DWV-16DWV-S-E-A20 Ant #1 Rad Center (ft) = 69'-3"	Not Required Not Required Not Required	Ant #1 Rad Center (ft) = 0.0 Ant #2 Rad Center (ft) = 0.0 Ant #4 Rad Center (ft) = 0.0
<b>Cabinet #2</b> Future Cabinet Type: Future Cabinet Config: Future Filter Type: Future IDB (Ericsson):	to Cab. #1 Spare	Green Green Green	1 2 4	Yes Yes Yes	Antenna Antenna Antenna	1 1 1	Port Port Port	1 2 4	APX16DWV-16DWV-S-E-A20 Ant #1 Rad Center (ft) = 69'-3"	Not Required Not Required Not Required	Ant #1 Rad Center (ft) = 0.0 Ant #2 Rad Center (ft) = 0.0 Ant #4 Rad Center (ft) = 0.0
<b>Cabinet #3</b> Future Cabinet Type: Future Cabinet Config: Future Filter Type: Future IDB (Ericsson):	to Cab. #1 Spare	Blue Blue Blue	1 2 4	Yes Yes Yes	Antenna Antenna Antenna	1 1 1	Port Port Port	1 2 4	APX16DWV-16DWV-S-E-A20 Ant #1 Rad Center (ft) = 69'-3"	Not Required Not Required Not Required	Ant #1 Rad Center (ft) = 0.0 Ant #2 Rad Center (ft) = 0.0 Ant #4 Rad Center (ft) = 0.0

Comments: Use Twin AWS TMAs. Install RETs to antennas.

SECTOR	Cable		Antenna				Radio		T1
	Size	Quan.	Model	Quan.	TMA	WDT	EDT	Azimuth	
Alpha	1.58" AVA	4	APX16DWV-16DWV-S-E-A20	1	2	0	4	50	1
Beta	1.58" AVA	4	APX16DWV-16DWV-S-E-A20	1	2	0	4	130	1
Gamma	1.58" AVA	4	APX16DWV-16DWV-S-E-A20	1	2	0	4	280	1
Total		12		3	6	0	12		3

**PRELIMINARY\***  
**Product Data Sheet APX16DWV-16DWV-S-E-A20**  
 Optimizer® Panel Dual Polarized Antenna equipped with (2) AISG 2.0 ACU motors

**Product Description**  
 A combination of two X-Polarized antennas in a single radome, this pair of variable tilt antennas provides exceptional suppression of all upper sidelobes at all downtilt angles. It also features a wide downtilt range. This antenna is optimized for performance across the entire AWS frequency band (1710-2155 MHz). The antenna comes pre-connected with two antenna control units (ACU).

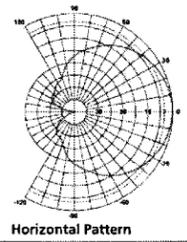
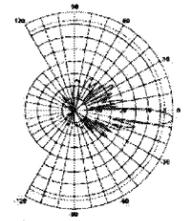
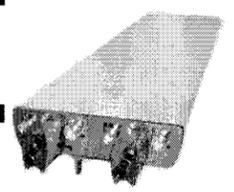
**Features/Benefits**

- Variable electrical downtilt - provides enhanced precision in controlling intercell interference. The tilt is in-field adjustable 0-10 deg.
- High Suppression of all Upper Sidelobes (Typically <-20dB).
- Gain tracking - difference between AWS UL (1710-1755 MHz) and DL (2110-2155 MHz) <1dB.
- Two X-Polarized panels in a single radome.
- Azimuth horizontal beamwidth difference <4deg between AWS UL (1710-1755 MHz) and DL (2110-2155 MHz)
- Low profile for low visual impact.
- Dual polarization; Broadband design.
- Includes (2) AISG 2.0 Compatible ACU-A20-N antenna control units

**Technical Specifications**

Electrical Specifications	Mechanical Specifications
Frequency Range, MHz: 1710-2170	Rated Wind Speed, km/h (mph): 160 (100)
Antenna Type: Panel, Dual Polarized	Survival Wind Speed, km/h (mph): 200 (125)
Electrical Down Tilt Option: Variable	Max Wind Loading Area, m² (ft²): 0.64 (6.6)
Gain, dBi (EBC): 18.4 (16.3)	Maximum Thrust @ Rated Wind, N (lb): 787 (177)
Electrical Down Tilt, deg: 0-10, 0-19	Front Thrust @ Rated Wind, N (lb): 787 (177)
Horizontal Beamwidth, deg: 65	Reflector Material: Alum. num.
VSWR: < 1.5:1	Radiating Element Material: Brass
Vertical Beamwidth, deg: > 9 to 7.7	Radome Material: Fiberglass
1st Upper Sidelobe Suppression, dB: > 18 (typically > 20)	Connector Type: (N) 7-16 DIN - female
Upper Sidelobe Suppressor, dB: > 18 (typically > 20)	Connector Location: Bottom
Polarization: Dual pol +/-45°	Mount Type: Downhill Kit w/Sensor Kit
Front-to-Back Ratio, dB: > 25 (typically > 26)	Mounting Hardware: APMAQ-2 + APMAQ-E2
Maximum Power Input, W: 300	Weight w/o Mtg Hardware, kg (lb): 18.5 (40.7)
Isolation between ports, dB: > 30	Packing Dimensions, HxWxD, mm (in): 1550 x 420 x 280 / 61 x 16.5 x 10.3
Lightning Protection: Direct Ground	Overall Length, m (ft): 1.42 (4.6)
3rd Order RRP @ 2 x 43 dBm, dBc: > 150 (155) typical	Dimensions - HxWxD, mm (in): 1420 x 337 x 80 / 55.9 x 13.3 x 3.15
	Shipping Weight, kg (lb): 25 (55)

**RF S The Clear Choice™**    APX16DWV-16DWV-S-E-A20    Print Date: 21.2.2007  
 Please visit us on the internet at <http://www.rfsworld.com>    Radio Frequency Systems

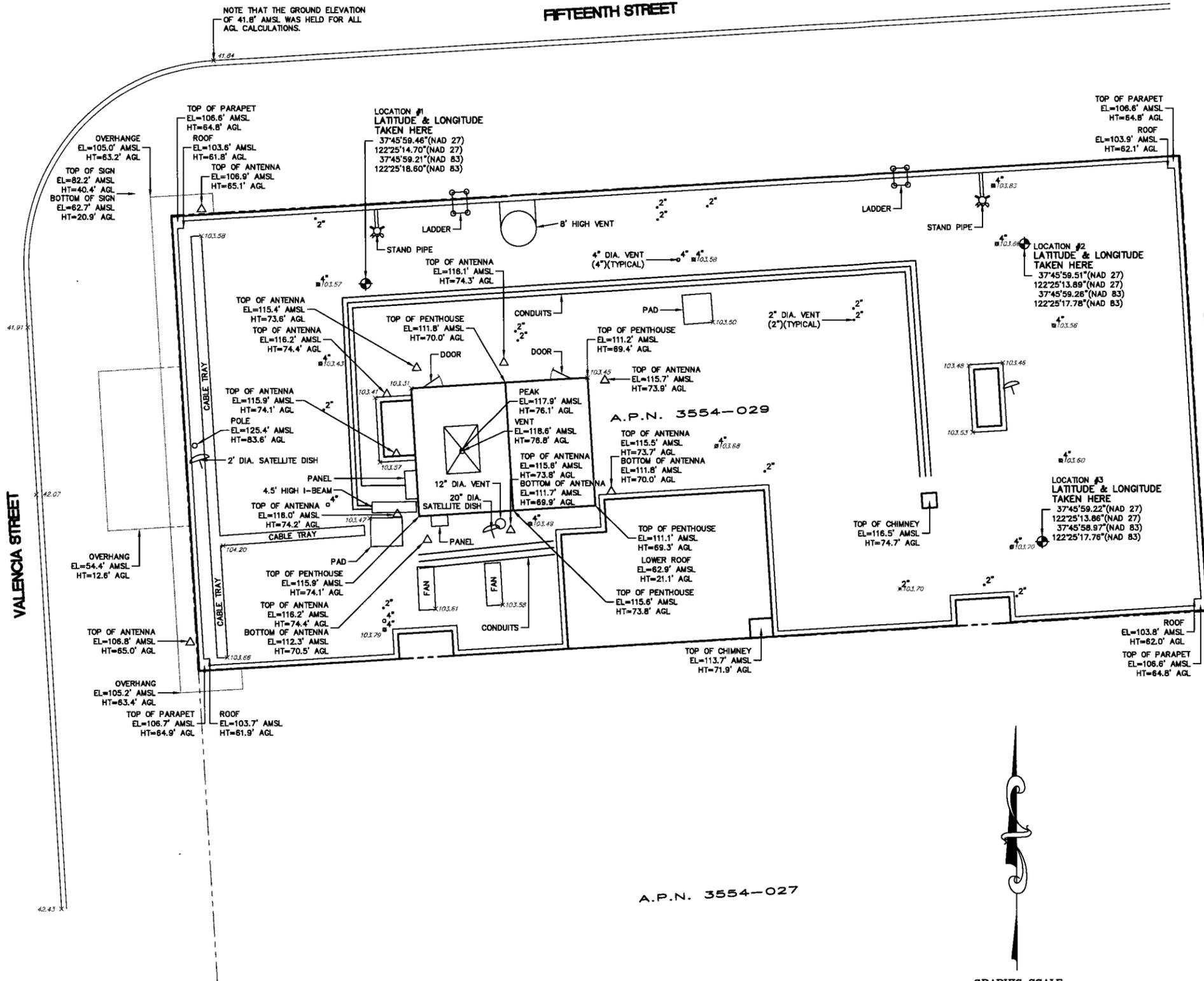


**ANTENNA SPECIFICATIONS**

ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	QTY.	TMA	COAXIAL CABLE LENGTH	CONDUIT SIZE	CABLE QTY.	ELECTRICAL DOWNTILT	MECHANICAL DOWNTILT	ANTENNA RAD CENTER
A	50°	APX16DWV-16DWV-S-E-A20	1	2	180'-0"±	1-5/8" AVA	4	4°	0°	69'-3"± A.G.L.
B	130°	APX16DWV-16DWV-S-E-A20	1	2	170'-0"±	1-5/8" AVA	4	4°	0°	69'-3"± A.G.L.
C	280°	APX16DWV-16DWV-S-E-A20	1	2	210'-0"±	1-5/8" AVA	4	4°	0°	69'-3"± A.G.L.

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

**SITE MAP**



NOTE THAT THE GROUND ELEVATION OF 41.8' AMSL WAS HELD FOR ALL AGL CALCULATIONS.

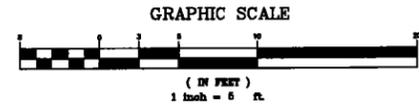
**FIFTEENTH STREET**

**VALENCIA STREET**

**CALEDONIA STREET**

A.P.N. 3554-027

NOTE:  
AN EASEMENT IN FAVOR OF COMCAST OF CALIFORNIA III, INC.,  
RECORDED APRIL 14, 2005, AS INSTRUMENT NO. 2005-H937150-00  
OF OFFICIAL RECORDS, IS GENERAL IN NATURE AND CANNOT BE PLOTTED.



**GENERAL NOTES**

**PROPERTY INFORMATION**

OWNER: S.G. BHAKTA & SONS, INC.  
ADDRESS: 196 CASITAS AVENUE  
SAN FRANCISCO, CA 94127  
SITE: ROYAN HOTEL  
401 VALENCIA STREET  
SAN FRANCISCO, CA 94103  
ASSESSOR'S PARCEL NUMBER: 3554-029  
EXISTING GROUND ELEVATION: ELEV=41.8'± AMSL

**LESSOR'S LEGAL DESCRIPTION**

LEGAL DESCRIPTION IS FOUND IN PACIFIC STATES TITLE SERVICES  
TITLE REPORT DATED AUGUST 22, 2008.

**TITLE REPORT**

TITLE REPORT WAS AVAILABLE AT THE TIME OF FIELD SURVEY.  
TITLE REPORT PROVIDED BY PACIFIC STATES TITLE SERVICES,  
DATED AUGUST 22, 2008.

**BASIS OF BEARING**

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE  
NAD83 COORDINATE SYSTEM STATE PLANE COORDINATE ZONE 3,  
DETERMINED BY GPS OBSERVATIONS.

**BENCHMARK**

ELEVATIONS BASED UPON GPS DERIVED ORTHOMETRIC HEIGHTS,  
APPLYING GEOID 99 SEPARATIONS, CONSTRAINING TO NGS  
CONTROL STATION 'LUTZ' EL=450.0' AMSL (NAVD88).

**SURVEY DATE**

01/24/11

**SURVEYOR'S NOTES**

ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT  
AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE  
BEEN PLOTTED. SURVEYOR HAS NOT PERFORMED A SEARCH OF  
PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.  
THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD  
INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY  
OF THE PROPERTY.

**UTILITY NOTES**

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE  
SHOWN OR THEIR LOCATIONS ARE ACCURATE. IT IS THE  
RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO  
CONTACT U.S.A. AND ANY OTHER INVOLVED AGENCIES TO LOCATE  
ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION  
AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE  
CONTRACTOR.

**LEGEND**

— PROPERTY LINE  
AGL ABOVE GROUND LEVEL  
AMSL ABOVE MEAN SEA LEVEL



PROJECT INFORMATION:  
**SF43438D**  
**ROYAN HOTEL**  
401 VALENCIA STREET  
SAN FRANCISCO, CA 94103

CURRENT ISSUE DATE:  
**01/28/11**

ISSUED FOR:  
**REVIEW**

REV. DATE	DESCRIPTION	BY
1 XX/XX/XX	ISSUED FOR REVIEW	

PROJECT ARCHITECT/ENGINEER:

CONSULTANT:

DRAWN BY: \_\_\_\_\_ CHK.: \_\_\_\_\_ APV.: \_\_\_\_\_

LICENSER:



SHEET TITLE:

**SURVEY**

SHEET NUMBER:

**LS1**

C:\PROJECTS\2011\1014.dwg\1014\_2011-01-28.dwg 1/28/2011 11:14:24 AM PST

BOUNDARY SHOWN IS BASED ON RECORD INFORMATION AND FOUND MONUMENTATION.  
THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE APPROXIMATE.

**T-Mobile**

T-MOBILE WEST CORPORATION,  
 o DELAWARE CORPORATION  
 1855 GATEWAY BLVD., 9TH FLOOR  
 CONCORD, CA 94520

PROJECT INFORMATION:

**SF43438D**

**ROYAN HOTEL**

401 VALENCIA ST.  
 SAN FRANCISCO, CA 94103

CURRENT ISSUE DATE:

**02/01/11**

ISSUED FOR:

**100% ZONING  
 DRAWINGS**

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
0	01/18/11	90% ZONING DRAWINGS	SH
1	02/01/11	100% ZONING DRAWINGS	SH

PROJECT ARCHITECT/ENGINEER:

**MICHAEL WILK ARCHITECTURE**

833 Market Street, #805  
 San Francisco, CA 94103  
 T: 415-839-9594  
 F: 415-904-8388  
 www.wilkarch.com

CONSULTANT:

DRAWN BY: CHK.: APV.:

SH	MWA	MW
----	-----	----

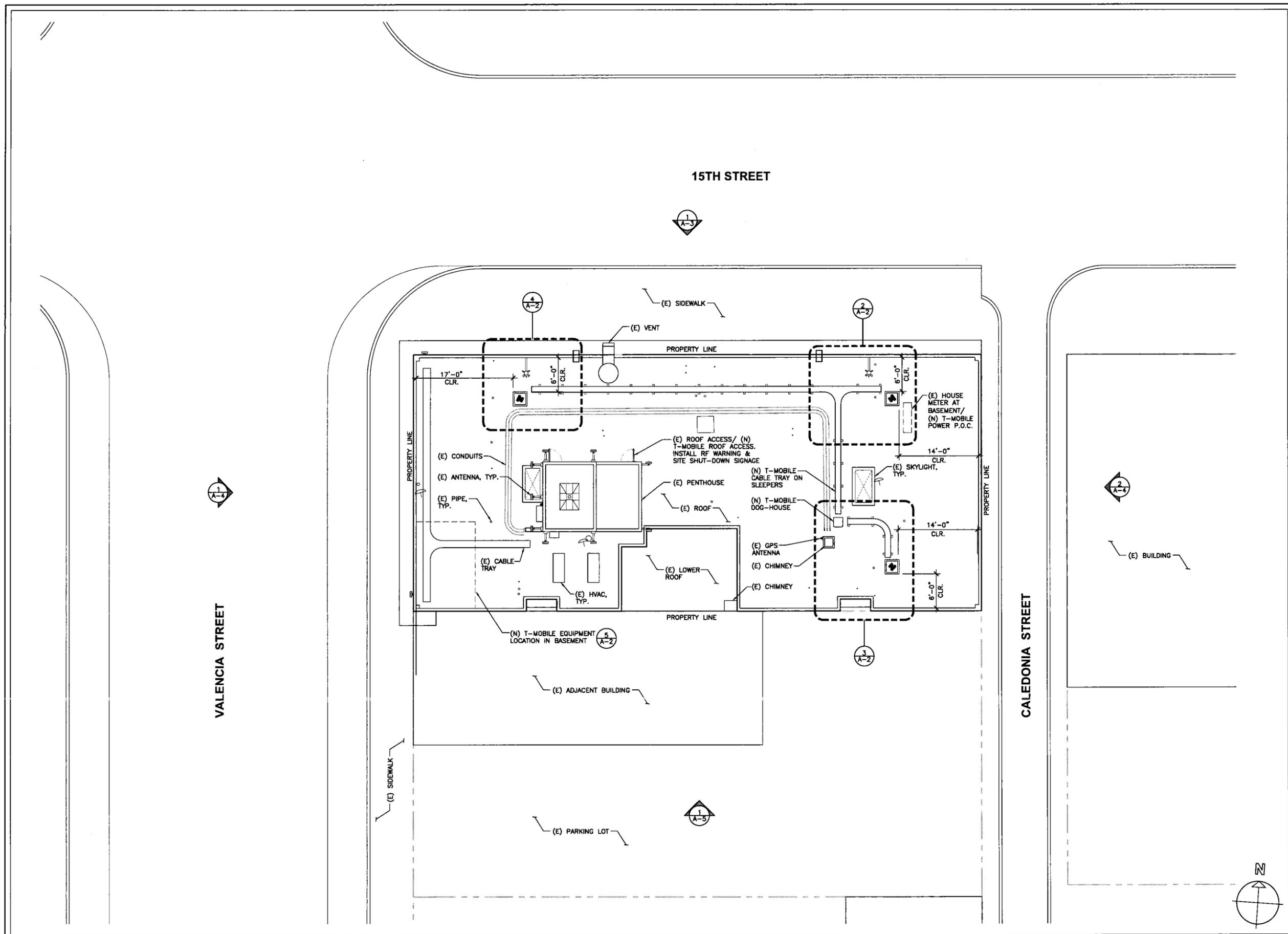
LICENSER:

SHEET TITLE:

**OVERALL SITE /  
 ROOF PLAN**

SHEET NUMBER:

**A-1**



OVERALL SITE / ROOF PLAN

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

1

PROJECT INFORMATION:

**SF43438D**

**ROYAN HOTEL**

401 VALENCIA ST.  
SAN FRANCISCO, CA 94103

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www.wilkarch.com

CONSULTANT:

DRAWN BY: CHK.: APV.:

SH MWA MW

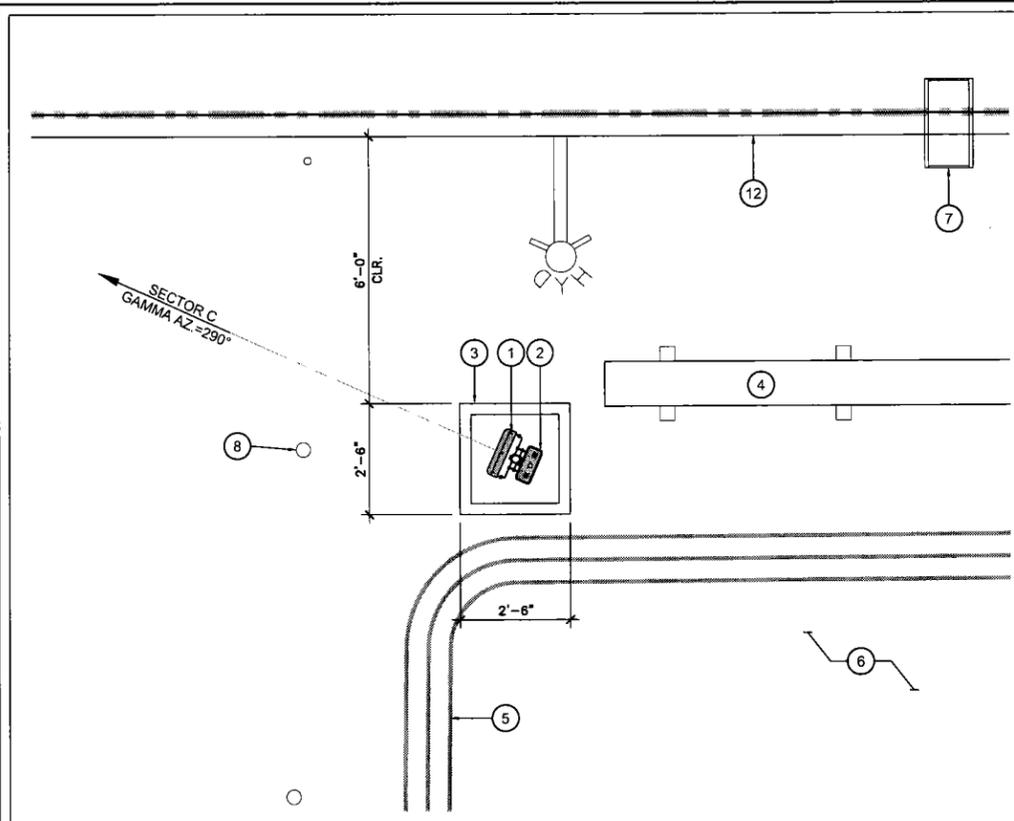
LICENSER:

SHEET TITLE:

**ENLARGED  
EQUIPMENT LAYOUT/  
ANTENNA LAYOUT**

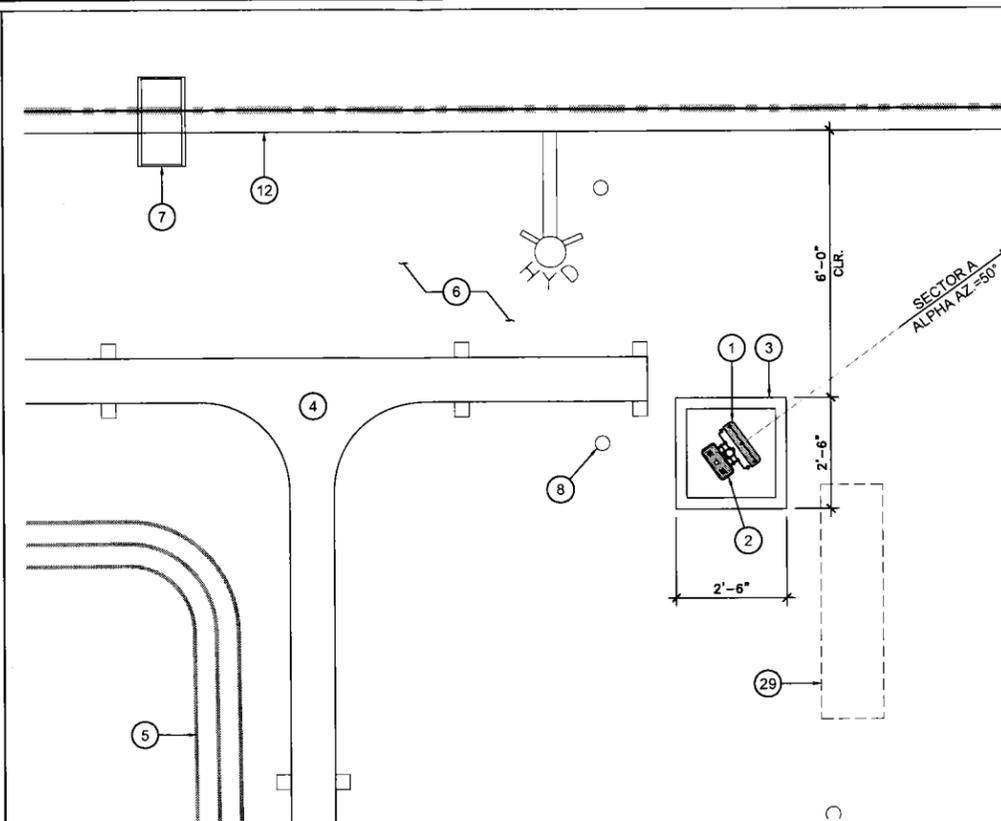
SHEET NUMBER:

**A-2**



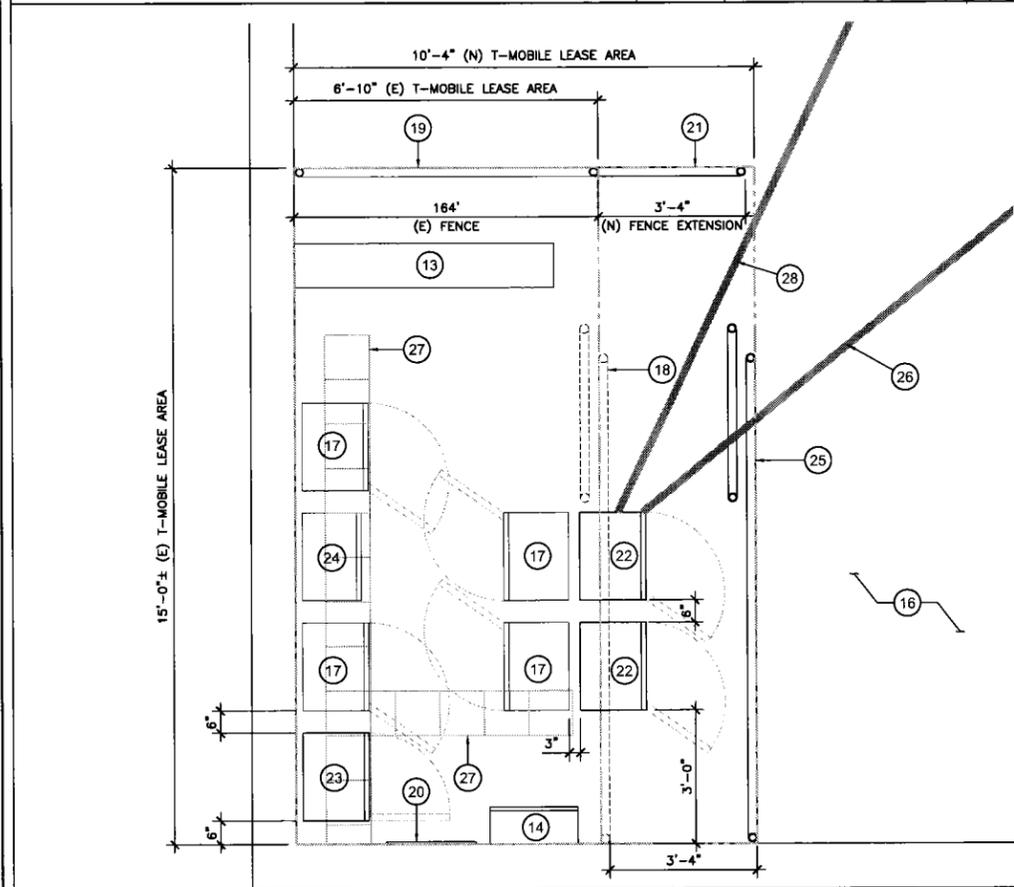
ENLARGED ANTENNA LAYOUT (SECTOR C)

SCALE: 1/2"=1'-0" 0 1' 4'



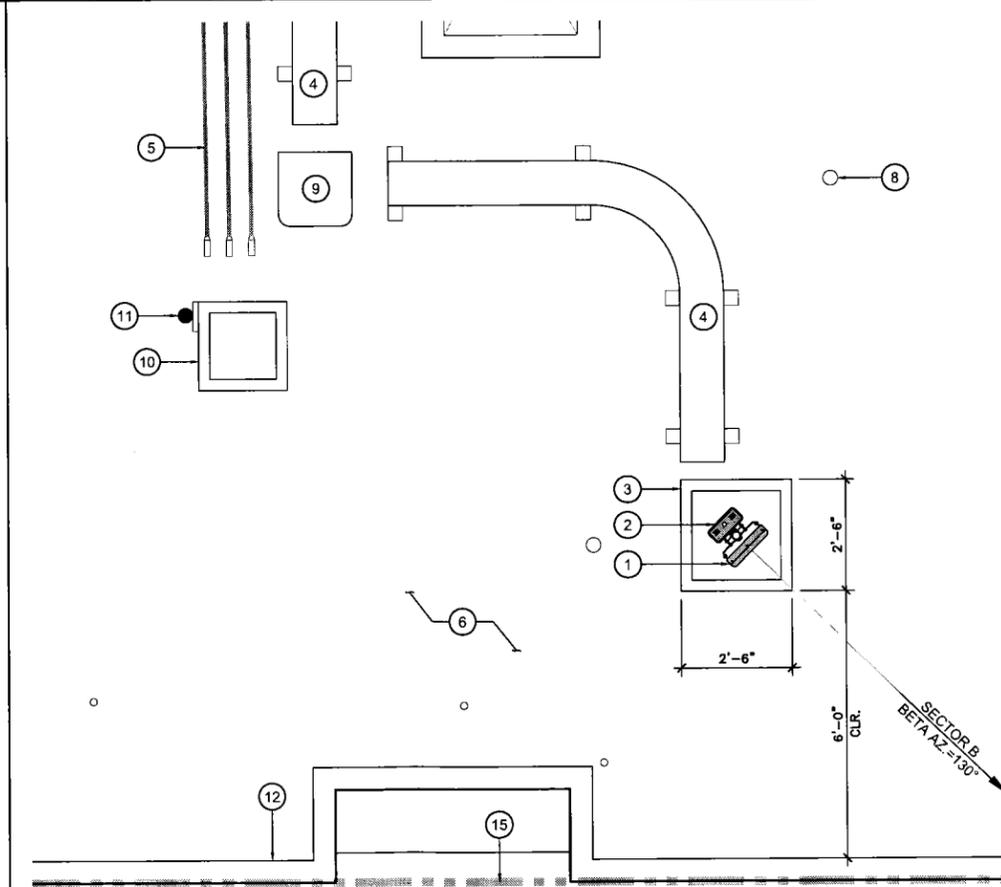
ENLARGED ANTENNA LAYOUT (SECTOR A)

SCALE: 1/2"=1'-0" 0 1' 4'



ENLARGED EQUIPMENT LAYOUT

SCALE: 1/2"=1'-0" 0 1' 4'



ENLARGED ANTENNA LAYOUT (SECTOR B)

SCALE: 1/2"=1'-0" 0 1' 4'

- 1 (N) T-MOBILE PANEL ANTENNA (TYP. OF 3 TOTAL, 1 PER SECTOR) CONCEALED INSIDE (N) FAUX CHIMNEY
- 2 (N) T-MOBILE TMA UNIT, TYP. OF 2 PER SECTOR (STACK MOUNTED)
- 3 (N) FAUX CHIMNEY TO MATCH (E)
- 4 (N) T-MOBILE CABLE TRAY ON SLEEPERS
- 5 (E) CONDUITS ON ROOF
- 6 (E) ROOF
- 7 (E) FIRE ESCAPE
- 8 (E) VENT, TYP.
- 9 (N) T-MOBILE DOG-HOUSE
- 10 (E) CHIMNEY
- 11 (E) GPS ANTENNA ON CHIMNEY
- 12 (E) 3'-0" HT. PARAPET
- 13 (E) BATTERY RACK
- 14 (E) PPC/ (N) T-MOBILE PPC
- 15 PROPERTY LINE
- 16 (E) BASEMENT
- 17 (E) ERICSSON CABINET
- 18 (E) FENCE TO BE REMOVED AND RELOCATED
- 19 (E) FENCE
- 20 (E) TELCO BACKBROAD
- 21 (N) 3'-4" FENCE EXTENSION
- 22 (N) T-MOBILE RBS 3206 CABINET
- 23 (N) T-MOBILE RBS EQUIPMENT CABINET
- 24 (E) BBU CABINET
- 25 (N) LOCATION OF (E) FENCE/GATE
- 26 (N) T-MOBILE TELCO ROUTE VIA (E) CONDUIT TO MOPE AT ELEVATOR
- 27 (E) CABLE LADDER
- 28 (N) T-MOBILE POWER CONDUIT ROUTE TO HOUSE METER AT BASEMENT
- 29 (E) HOUSE METER AT BASEMENT/ (N) T-MOBILE POWER P.O.C.

KEYED NOTES

1

PROJECT INFORMATION:  
**SF43438D**  
**ROYAN HOTEL**  
 401 VALENCIA ST.  
 SAN FRANCISCO, CA 94103

CURRENT ISSUE DATE:  
**02/01/11**

ISSUED FOR:  
**100% ZONING DRAWINGS**

REV.	DATE	DESCRIPTION	BY
0	01/18/11	90% ZONING DRAWINGS	SH
1	02/01/11	100% ZONING DRAWINGS	SH

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

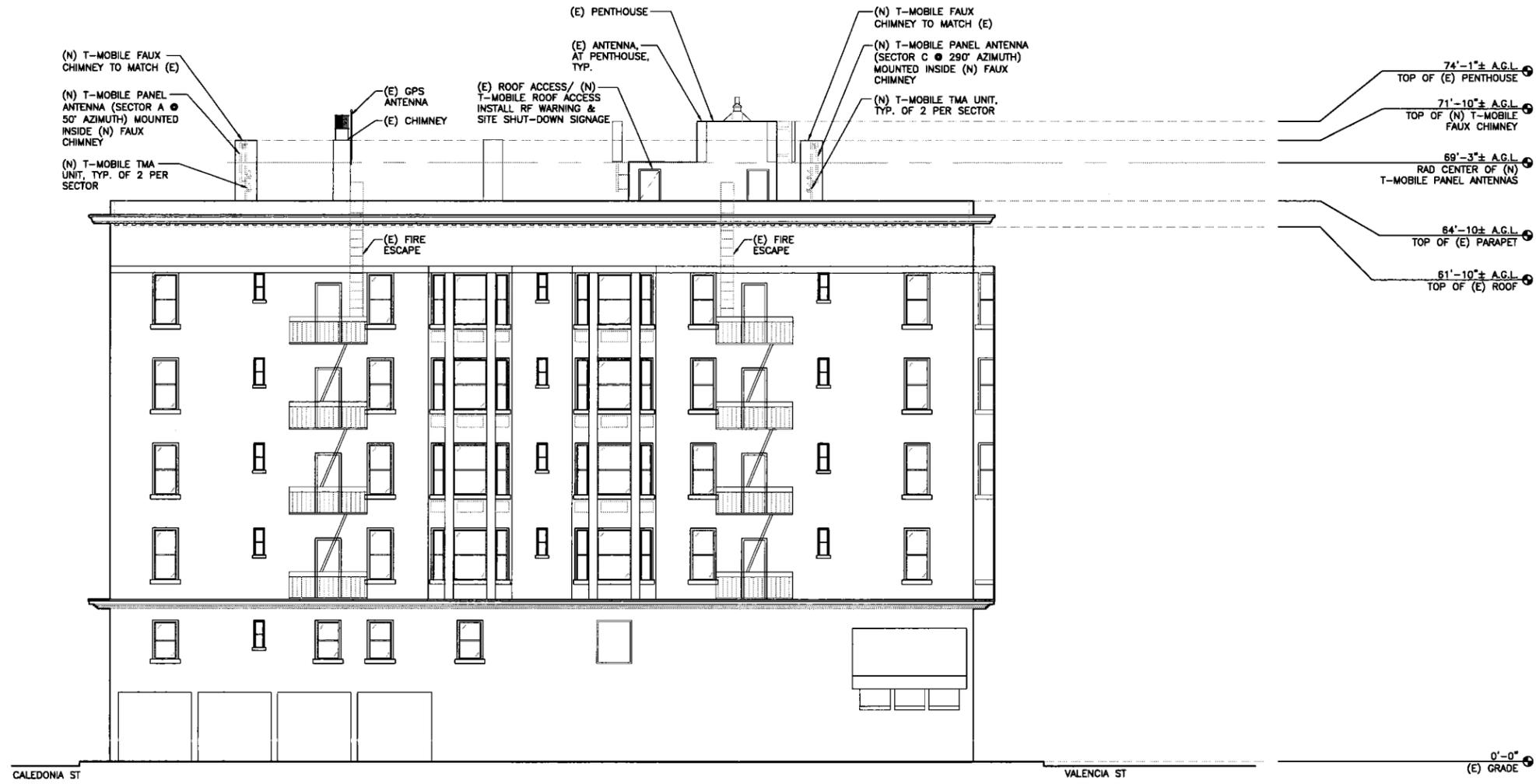
CONSULTANT:

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

LICENSER:

SHEET TITLE:  
**ELEVATION**

SHEET NUMBER:  
**A-3**



**T-Mobile**

T-MOBILE WEST CORPORATION,  
 a DELAWARE CORPORATION  
 1855 GATEWAY BLVD., 9TH FLOOR  
 CONCORD, CA 94520

PROJECT INFORMATION:

**SF43438D**

**ROYAN HOTEL**

401 VALENCIA ST.  
 SAN FRANCISCO, CA 94103

CURRENT ISSUE DATE:

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REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
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 833 Market Street, #805  
 San Francisco, CA 94103  
 T: 415-839-9594  
 F: 415-904-8388  
 www.wilkarch.com

CONSULTANT:

DRAWN BY: CHK.: APV.:

SH MWA MW

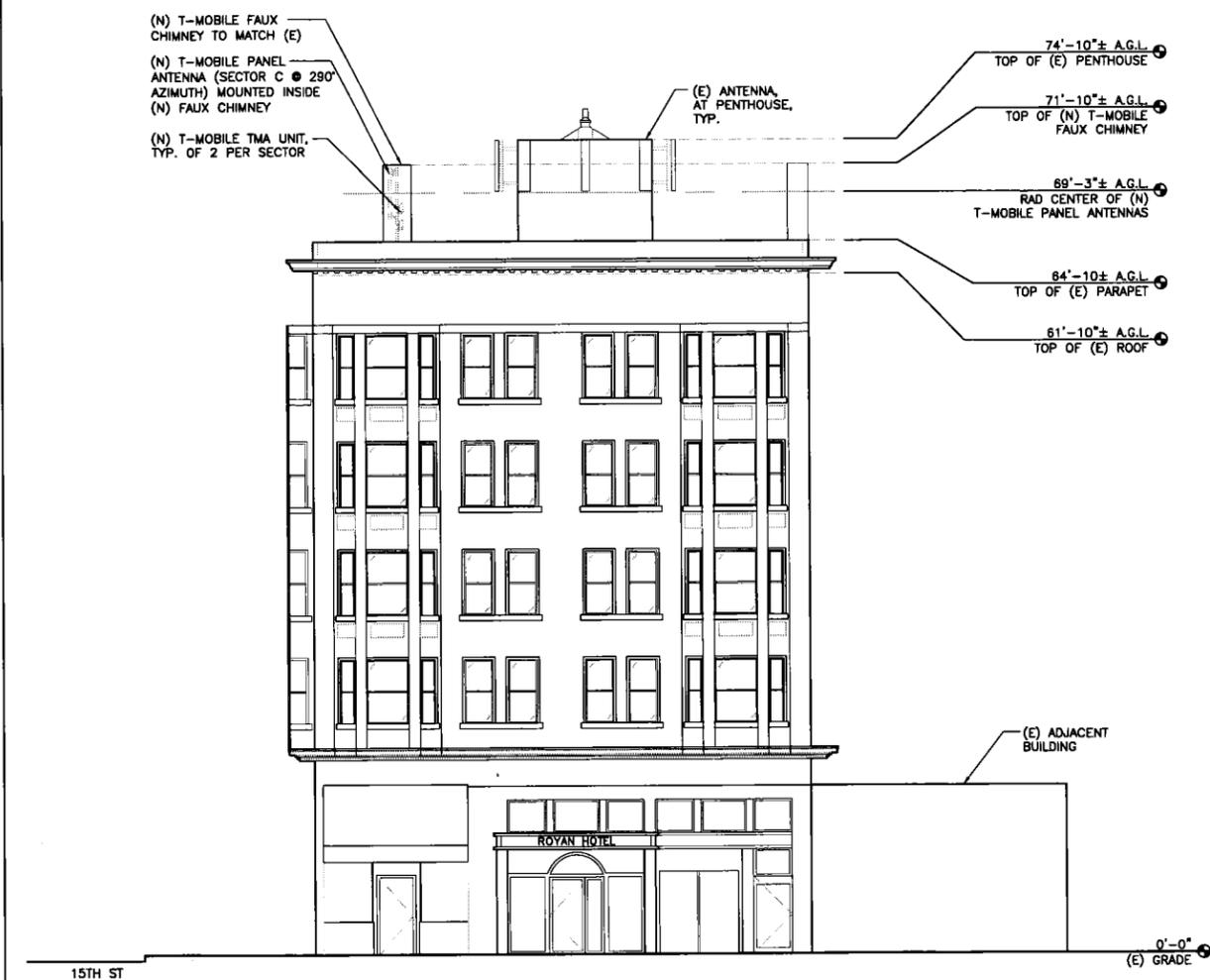
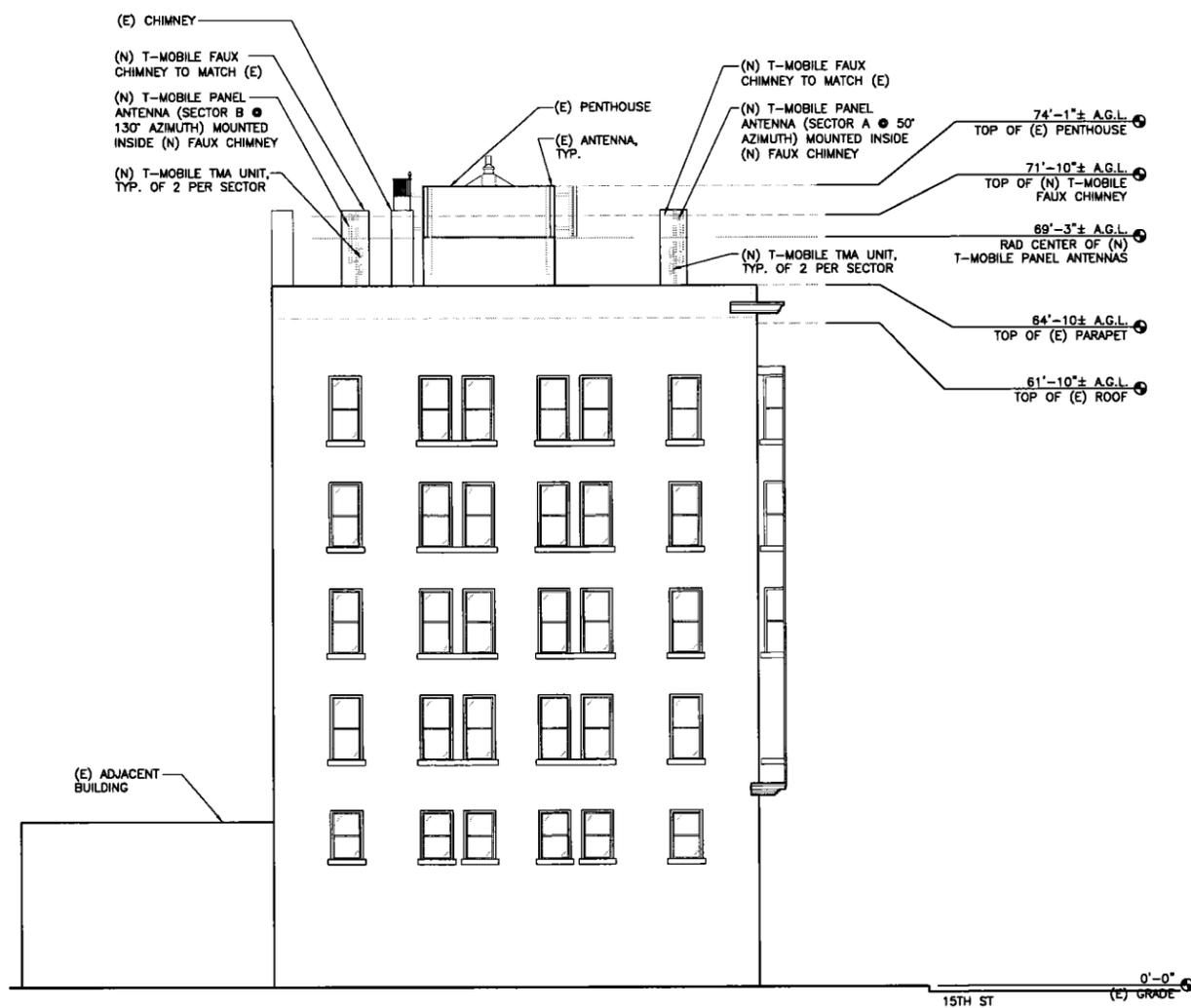
LICENSER:

SHEET TITLE:

**ELEVATIONS**

SHEET NUMBER:

**A-4**



EAST ELEVATION

SCALE: 1/8"=1'-0" 2

WEST ELEVATION

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

**T-Mobile**

T-MOBILE WEST CORPORATION,  
a DELAWARE CORPORATION  
1855 GATEWAY BLVD., 9TH FLOOR  
CONCORD, CA 94520

PROJECT INFORMATION:

**SF43438D**

**ROYAN HOTEL**

401 VALENCIA ST.  
SAN FRANCISCO, CA 94103

CURRENT ISSUE DATE:

**02/01/11**

ISSUED FOR:

**100% ZONING  
DRAWINGS**

REV. DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY
0	01/18/11	90% ZONING DRAWINGS	SH
1	02/01/11	100% ZONING DRAWINGS	SH

PROJECT ARCHITECT/ENGINEER:

**MICHAEL WILK ARCHITECTURE**

833 Market Street, #805  
San Francisco, CA 94103  
T: 415-839-9594  
F: 415-904-8388  
www.wilkarch.com

CONSULTANT:

DRAWN BY: CHK.: APV.:

SH	MWA	MW
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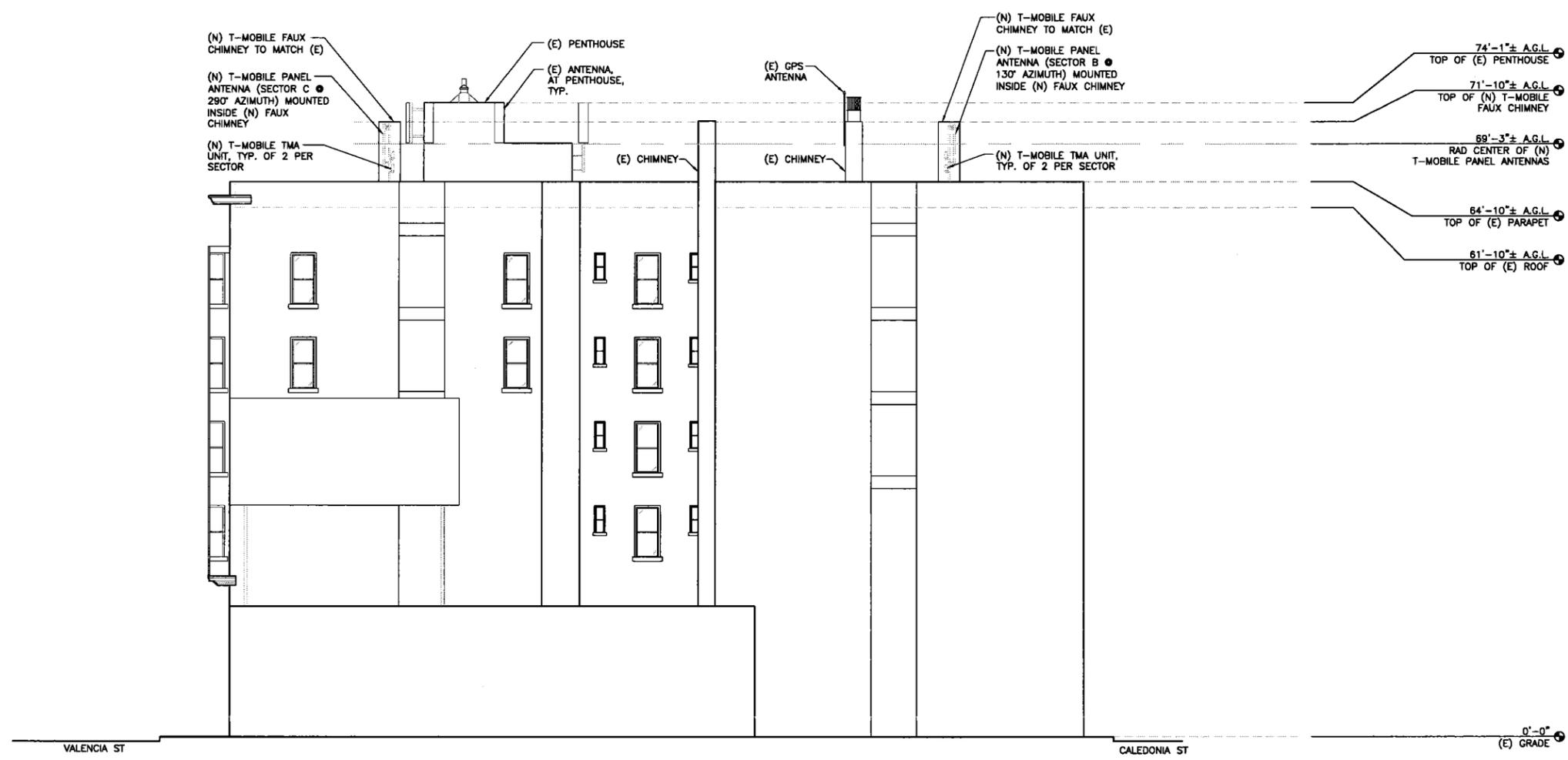
LICENSER:

SHEET TITLE:

**ELEVATION**

SHEET NUMBER:

**A-5**



SOUTH ELEVATION

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

**AT&T TELCO NOTES:**

Term. Add: 401 Valencia St  
 T-Mobile to PI:  
 1. 3/4" BB.  
 2. CAT 5 Cable.  
 3. T-1's to the MPOE per Dennis W.

**COPPER**

**Existing DAS Site**

**PG&E Notes:**

App#: \_\_\_\_\_  
 PM #: \_\_\_\_\_  
 SC1=10,000A  
 Meter Address: 403 Valencia.  
 Available Service is 120/240 1Ph/3W  
**T-Mobile to Repl.**  
 1. 3' of 1-2" with 3' of 1-3" conduit.  
 2. 120/240v 1Ph/3W 100A Meter with a 200A Meter.  
 PG&E to PI.  
 1. Glass.

Call local area PG&E Inspector Fil Falciglia 925-785-4175, prior to Construction.

**Access:**  
 See notes for Details



Site Number:	<b>SF43438D</b>
Site Name:	<b>ROYAN HOTEL</b>
SITE ADDRESS:	401 Valencia St., San Francisco, CA 94103
CM:	Kresston Havnes 209-938-7251
A&E:	Frances Leshner flesher@wikarch.com
POWER PLANNER:	PG&E Fil Falciglia 925-785-4175
TELCO PLANNER:	AT&T Noel DeBortoli 925-824-6759
CVC POWER & TELCO ENGINEER:	Michael Bonas 949-813-6905 michael@cvc-group.com
<b>POWER/TELCO UTILITY ROUTING</b>	

PLANS PREPARED BY:

PO Box 1496 San Clemente, CA 92674

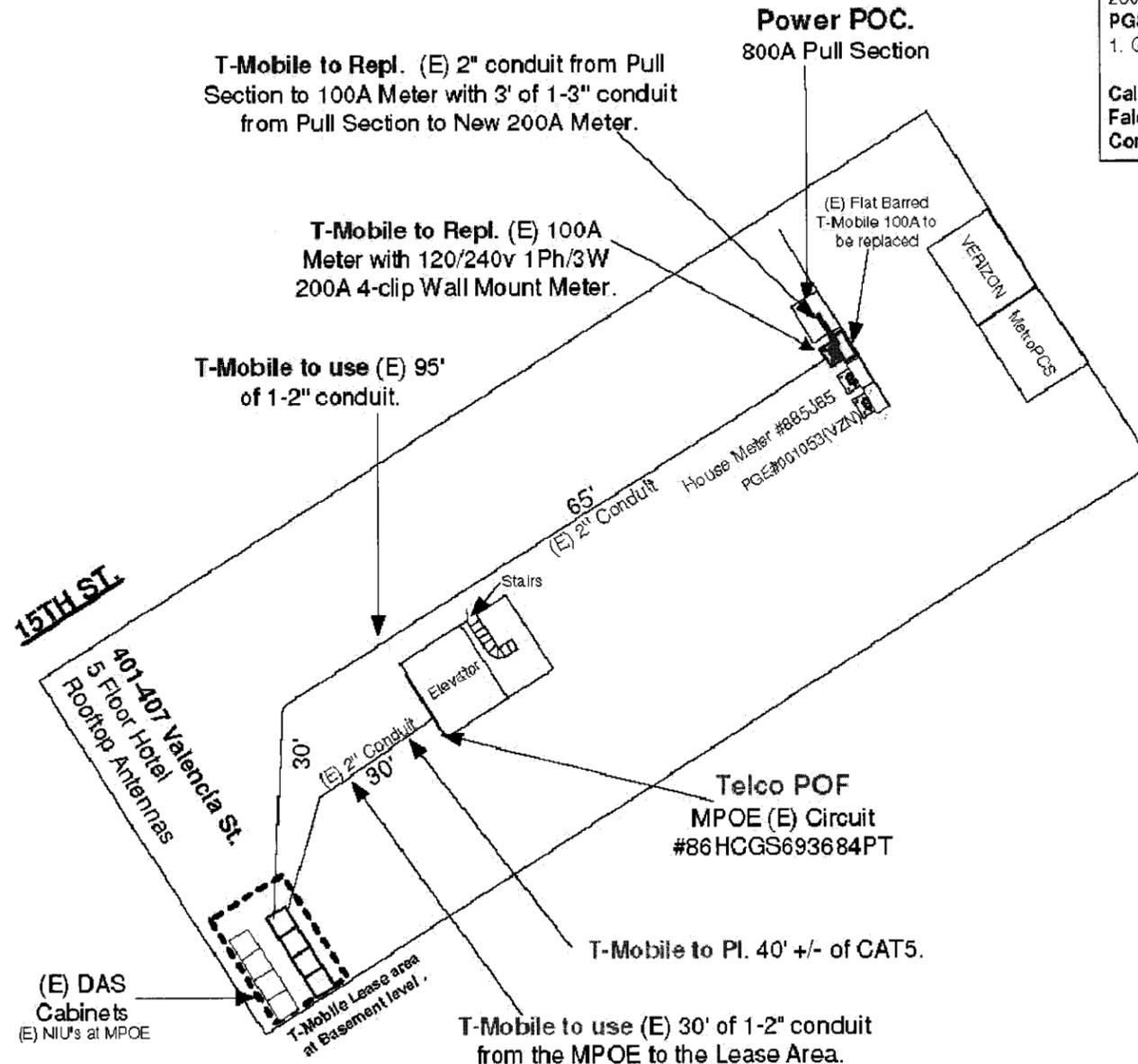
CURRENT ISSUE DATE: 1-14-2011

- NOTES:**
1. Initial Site Walk: 12-16-10.
  2. Telco POF and Power POC Determined.
  3. Telco available at MPOE 30' +/- N/O Lease Area.
  4. Power available at 800A Pull Section 95' +/- N/E of Lease Area.
  5. Access. Blaine Swafford SAC, 831-295-0868.

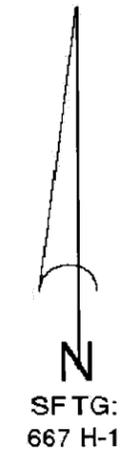
**A&E is responsible for the routing, this is only a recommendation.**

REV.	DESCRIPTION	DATE	BY
0	Initial Utility Routing	1/14/11	MB

SCALE: NOT TO SCALE



T-1's to the MPOE Service per Dennis W.



**U1**

Final Utility Routing to be determined by Telco & Power Planners.

**This Site:**  
 Telco Provider is; AT&T  
 Power Provider is; PG&E



Looking North to site



Looking East to site



Looking South to site



Looking West to site



Looking North down Valencia



Looking East down 15<sup>th</sup> St.



Looking South down Valencia



Looking West down 15<sup>th</sup> St

