



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: SEPTEMBER 22, 2010

Date: September 15, 2011
Case No.: 2011.0270C
Project Address: 539 Bryant Street
Current Zoning: SLI (Service/Light Industrial) District
65-X Height and Bulk District
Block/Lot: 3776/041
Project Sponsor: Tony Kim for AT&T
100 Clement Street, 3rd Floor
San Francisco, CA 94118
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 twelve panel antennas and associated equipment cabinets as part of a wireless transmission network operated by AT&T on a Location Preference Four (Preferred Location – Industrial or Commercial Structures) site according to the Wireless Telecommunications Services (WTS) Siting Guidelines. Each antenna measures 51" high by 12" wide by 6" thick. Eight antennas would be pole mounted on the roof and four would be mounted on the roof screened by faux chimney and vent pipes approximately 71' above grade. Equipment cabinets would also be placed on the roof.

SITE DESCRIPTION AND PRESENT USE

The Site is improved with a four-story building, constructed in 1912 according to Assessor records, and currently used as an office building. The site, Lot 041 in Assessor's Block 3776, is located at the southwestern corner of Bryant and Zoe Streets and has 125 feet of frontage on Bryant Street, 160 feet of frontage on Zoe Street and 125 feet of frontage on Welsh Street, at the rear of the lot. In total the subject lot is approximately 20,000 square feet in size.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Site is located within the South of Market Neighborhood and is within an area that is largely comprised of one and two story buildings housing light industrial and retail uses. There are, however, residential uses in the vicinity including a seven story multifamily building immediately to south of the Site as well as another two multifamily buildings to the northeast of the Site. The surrounding properties are within the SLI (Service/Light Industrial) and P (Public 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	September 2, 2011	September 2, 2011	20 days
Posted Notice	20 days	September 2, 2011	September 2, 2011	20 days
Mailed Notice	20 days	September 2, 2011	September 2, 2011	20 days

PUBLIC COMMENT

- As of September 14, 2011, the Department has received multiple calls or letters regarding health concerns in relation to the installation of the twelve panel antennas.

ISSUES AND OTHER CONSIDERATIONS

- The proposed antennas will be installed on the roof of the subject building and four of the proposed twelve antennas will be screened. The proposal, located in excess of 70 feet above grade, is small in size and is minimally visible at the pedestrian level.
- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections.
- The Historic Preservationist for the Southeast Quadrant reviewed the proposal and concludes that the proposed wireless installation has no adverse effect upon the subject building.
- 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 817.73 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 Four, a preferred location, according to the Wireless Telecommunications Services (WTS) Siting Guidelines.
- The project will improve coverage for an area where there is currently poor cell phone coverage.

RECOMMENDATION: Approval with Conditions
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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

DRSG:\DOCUMENTS\Conditional Use\539 Bryant WTF\Commission Packet\539 Bryant WTF Executive Summary.doc

Parcel Map



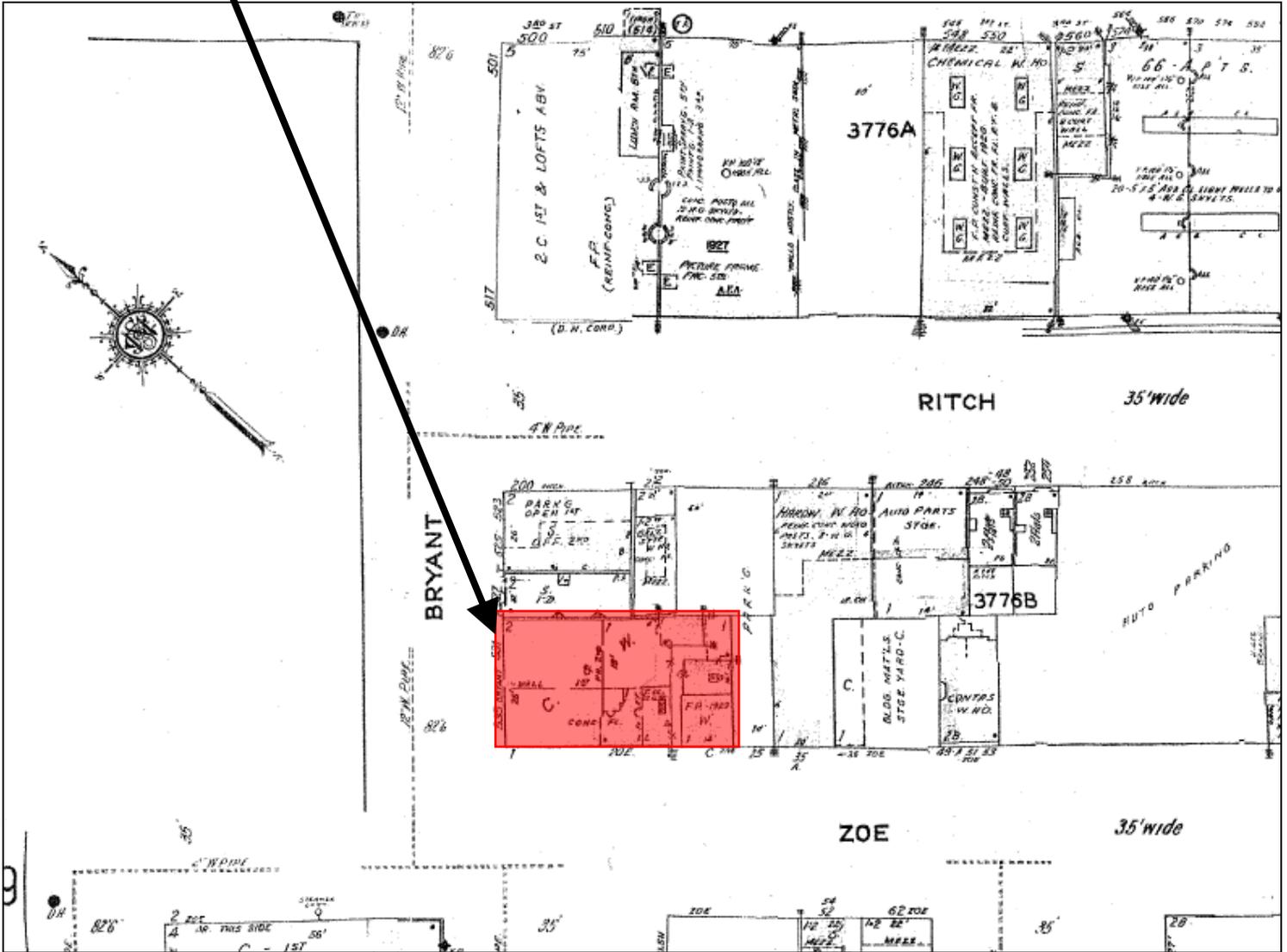
SUBJECT PROPERTY



Conditional Use authorization
Case Number 2011.0270C
Wireless Transmission Facility – AT&T
539 Bryant Street

Sanborn Map*

SUBJECT PROPERTY



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



Conditional Use authorization
Case Number 2011.0270C
Wireless Transmission Facility – AT&T
539 Bryant Street

Aerial Photo

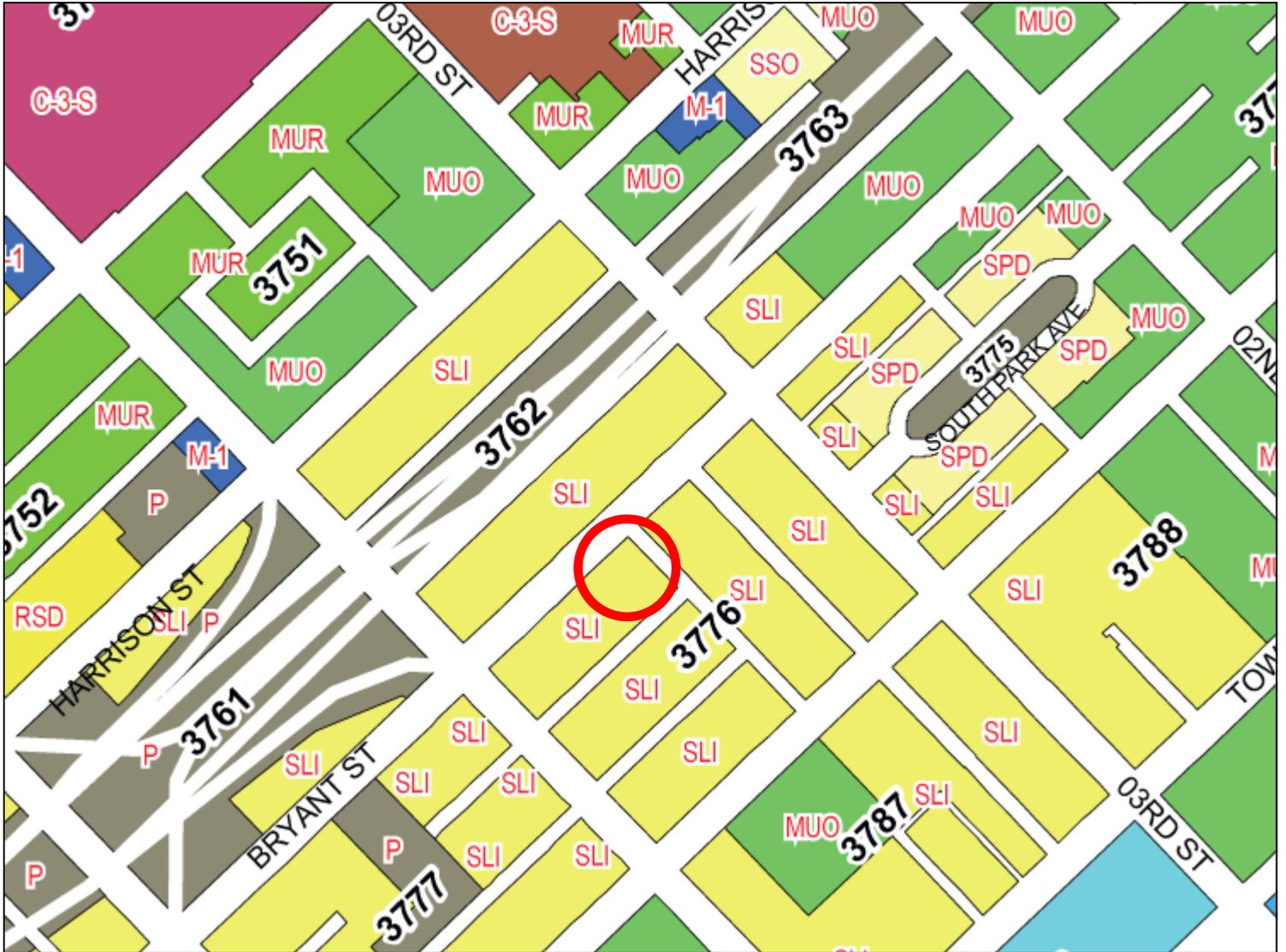


SUBJECT PROPERTY



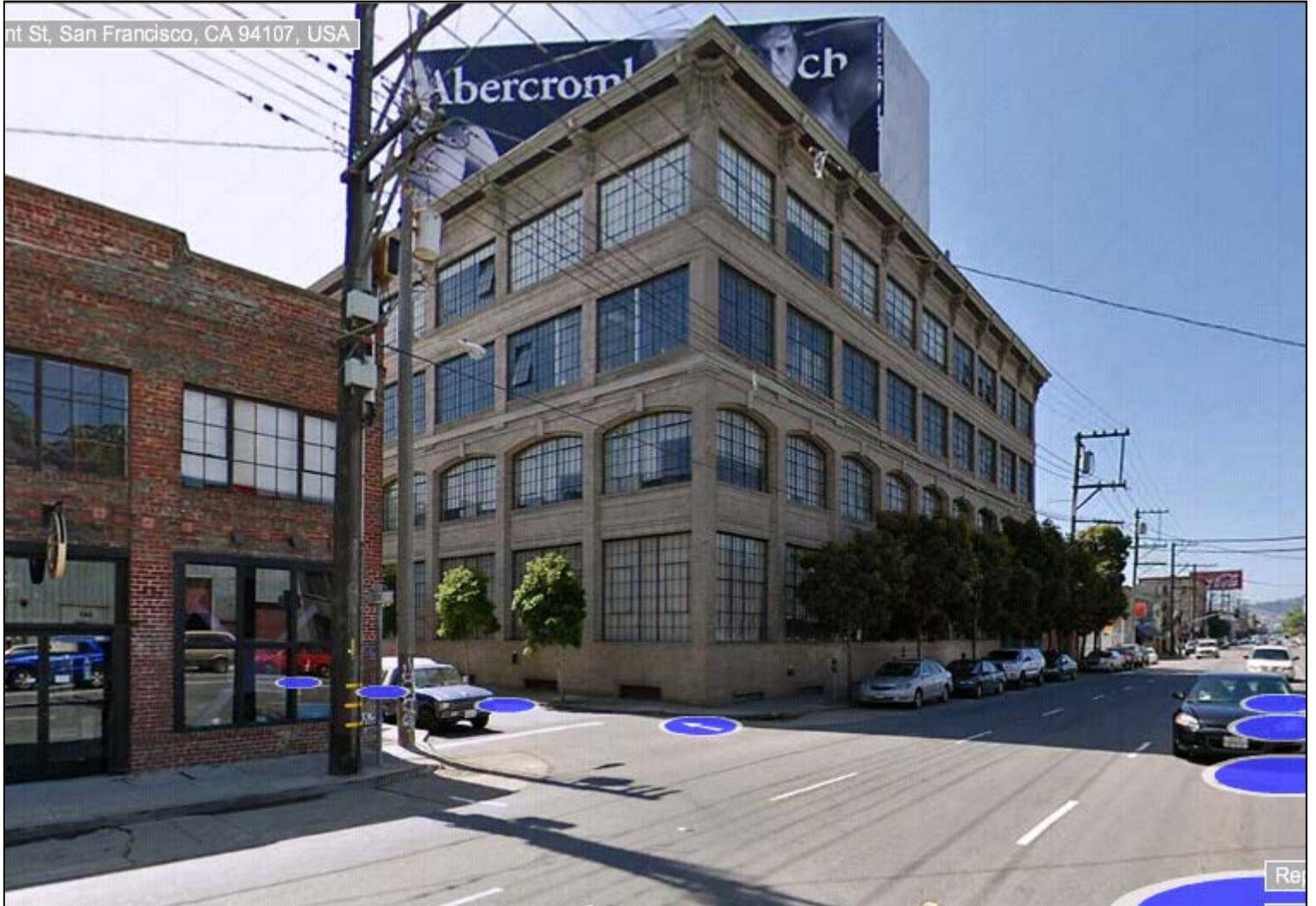
Conditional Use authorization
Case Number 2011.0270C
Wireless Transmission Facility – AT&T
539 Bryant Street

Zoning Map



Conditional Use authorization
Case Number 2011.0270C
Wireless Transmission Facility – AT&T
539 Bryant Street

Site Photo



Conditional Use authorization
Case Number 2011.0270C
Wireless Transmission Facility – AT&T
539 Bryant Street

Existing



CC5238

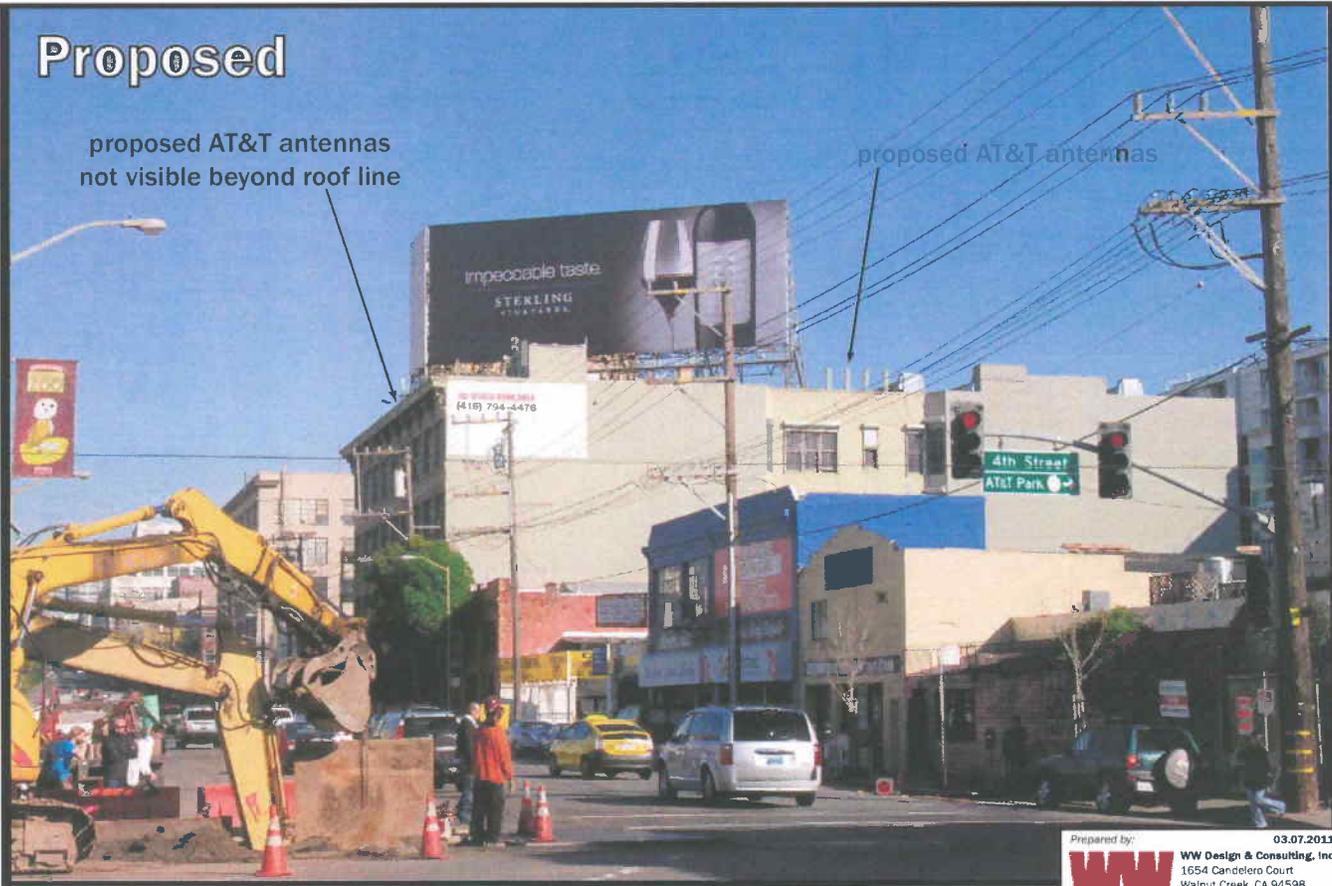
539 Bryant

539 Bryant Street
San Francisco, CA 94107

Proposed

proposed AT&T antennas
not visible beyond roof line

proposed AT&T antennas





Existing



CC5238

539 Bryant

539 Bryant Street
San Francisco, CA 94107



Proposed

proposed AT&T equipment

proposed AT&T antennas

proposed AT&T antennas
inside new faux chimneys

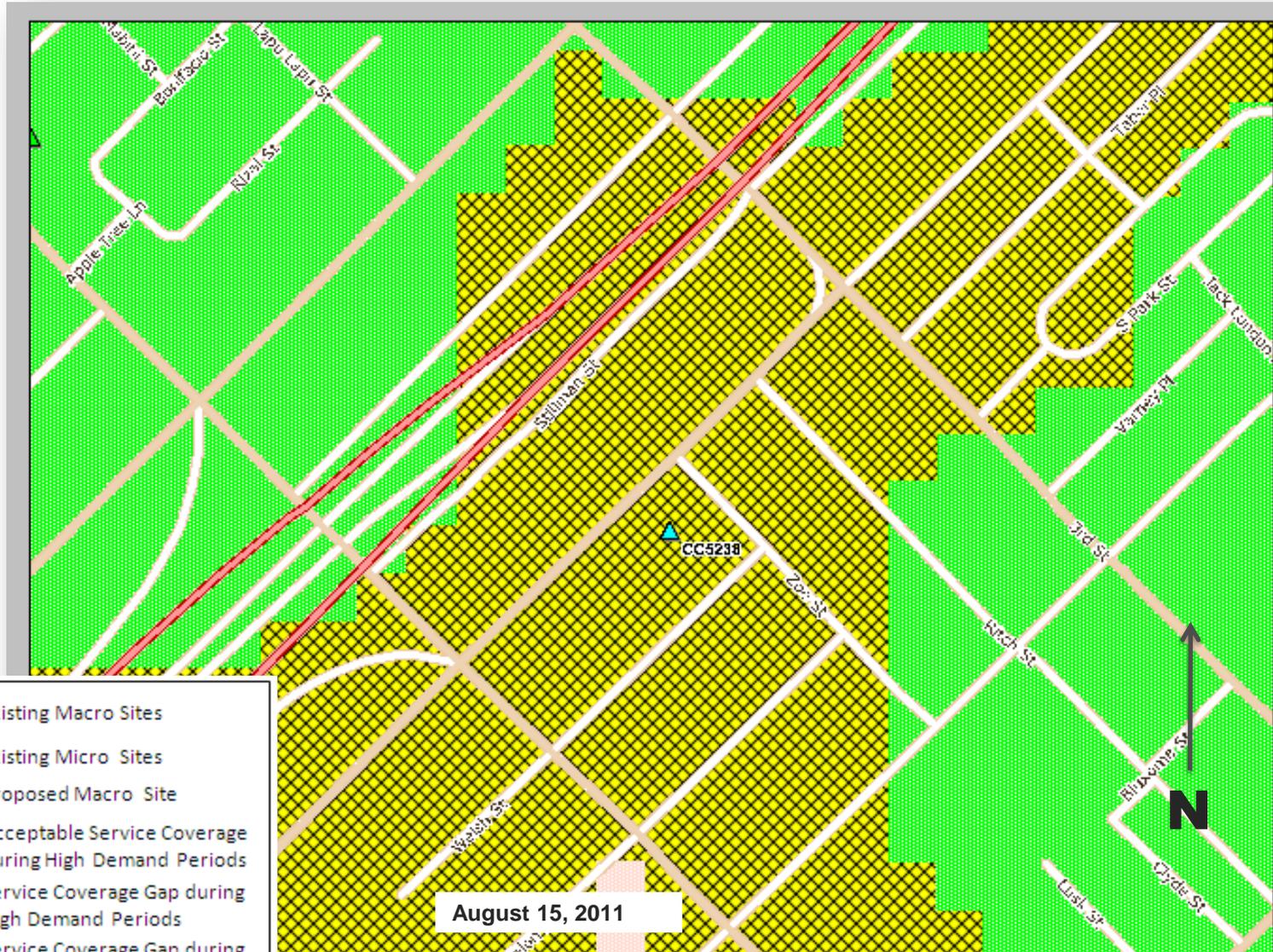
Service Improvement Objective (CC5238)

539 Bryant Street



Proposed Site at 539 Bryant St (CC5238)

Service Area BEFORE site is constructed



- ▲ Existing Macro Sites
- ⊕ Existing Micro Sites
- ▲ Proposed Macro Site
- Acceptable Service Coverage during High Demand Periods
- ▨ Service Coverage Gap during High Demand Periods
- Service Coverage Gap during All Demand Periods

August 15, 2011

Proposed Site at 539 Bryant St (CC5238)

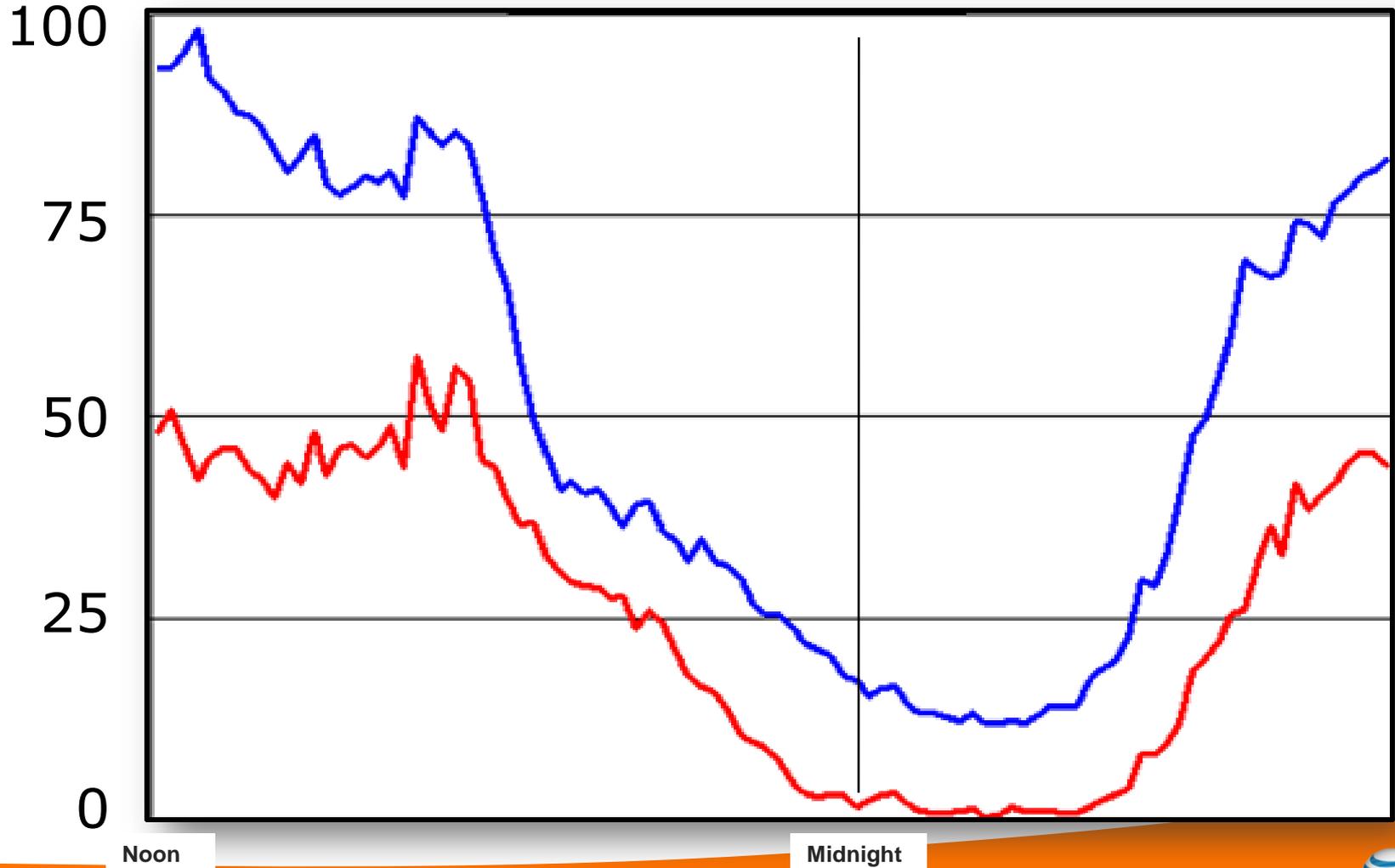
Service Area AFTER site is constructed



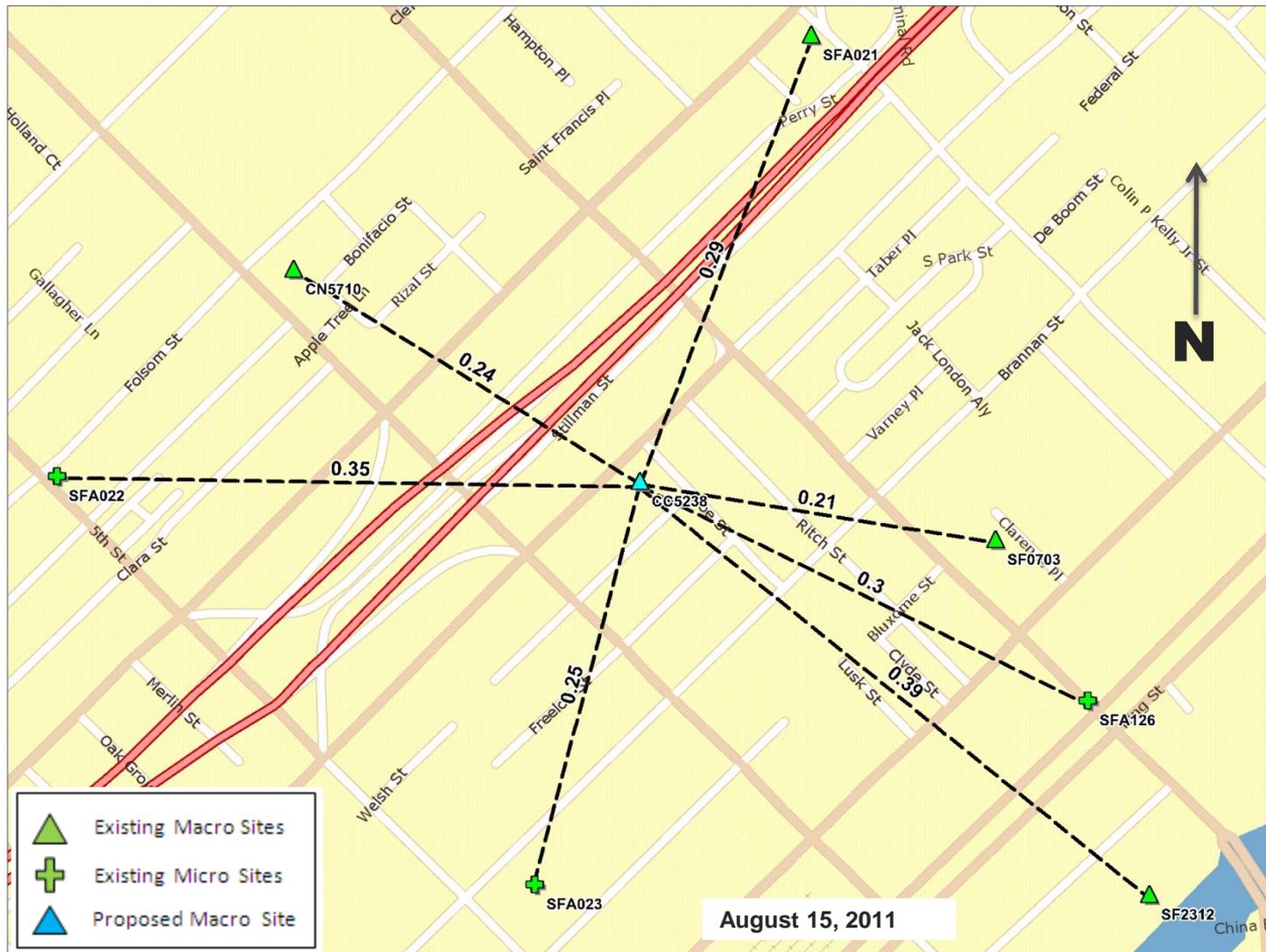
- Existing Macro Sites
- Existing Micro Sites
- Proposed Macro Site
- Acceptable Service Coverage during High Demand Periods
- Service Coverage Gap during High Demand Periods
- Service Coverage Gap during All Demand Periods

Current 24-Hour Traffic Profile for the Location of CC5238

— Data Traffic
— Voice Traffic



Existing Surrounding Sites at 539 Bryant St CC5238



AT&T MOBILITY CONDITIONAL USE PERMIT APPLICATION
539 BRYANT STREET

STATEMENT OF GORDON SPENCER

I served as AT&T's radio frequency engineer with respect to the proposed wireless communications facility at 539 Bryant Street (the "Property"). Based on my personal knowledge of the Property and with AT&T's wireless network, as well as my review of AT&T's records with respect to the Property and its wireless telecommunications facilities in the surrounding area, I have concluded that the work associated with this permit request is needed to close a significant service coverage gap in the area roughly bordered by I-80, 4th, Brannan and 3rd Streets.

The service coverage gap is caused by obsolete and inadequate infrastructure along with increased use of wireless broadband services (3G Smartphone) in the area. As explained further in Exhibit 1, AT&T's existing facilities cannot adequately serve its customers in the desired area of coverage, let alone address rapidly increasing data usage. Although there is reasonable outdoor signal strength in the area, coverage indoors is weak and the quality of service overall is unacceptable.

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

in the vicinity. Signal-to-Noise information identifies where the radio frequency channel is usable; as noise increases during high usage periods, the range of the radio frequency channel declines such that the service coverage area for the cell restricts.

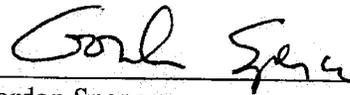
Exhibit 2 to this Statement is a map of existing service coverage (without the proposed installation at the Property) in the area at issue. It includes service coverage provided by existing AT&T sites. The green shaded areas depict areas within a Signal-to-Noise range that provide acceptable service coverage even during high demand periods. Thus, based upon current usage, customers are able to initiate and complete voice or data calls either outdoors or most indoor areas at any time of the day, independent of the number of users on the network. The yellow shaded cross-hatched areas depict areas within a Signal-to-Noise range that results in a service coverage gap during high demand periods. In this area, severe service interruptions occur during periods of high usage, but reliable and uninterrupted service may be available during low demand periods. The pink shaded areas depict areas within a Signal-to-Noise range where there is a service coverage gap at all times, especially indoors. The availability of reliable and uninterrupted voice and data service in all three of these areas can depend greatly upon whether a particular user is indoors, outdoors, stationary, or in transit. Under AT&T's wireless customer service standards, any area in the pink or yellow cross-hatched category is considered inadequate service coverage and constitutes a service coverage gap.

Exhibit 3 to this Statement depicts the current actual voice and data usage in the immediate area. In actuality, the service coverage footprint is constantly changing; wireless engineers call it "cell breathing" and during high usage periods, as depicted in the chart, the service coverage gap increases substantially. The time periods for which service is not available under highest usage conditions (as depicted in the yellow shaded cross-hatched area in Exhibit 2) is significant. Based upon my review of the maps, the usage data, and this additional data, it is my opinion that the service coverage gap is significant.

Exhibit 4 to this Statement is a map that predicts service coverage based on Signal-to-Noise information in the vicinity of the Property if antennas are placed as proposed in the

application. As shown by this map, placement of the equipment at the Property closes the significant service coverage gap.

I have a Masters Degree in Electrical Engineering from the University of California (UCLA) and have worked as an engineering expert in the Wireless Communications Industry for over 25 years.

A handwritten signature in black ink, appearing to read "Gordon Spencer", written over a horizontal line.

Gordon Spencer

August 15, 2011

**AT&T Mobility • Proposed Base Station (Site No. CC5238A)
539 Bryant Street • San Francisco, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CC5238A) proposed to be located at 539 Bryant Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Background

The San Francisco Department of Public Health has adopted a 10-point checklist for determining compliance of proposed WTS facilities or proposed modifications to such facilities with prevailing safety standards. The acceptable limits set by the FCC for exposures of unlimited duration are:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.35	0.47
[most restrictive frequency range]	30–300	1.00	0.20

The site was visited by Mr. Romer Panaguiton, a qualified field technician contracted by Hammett & Edison, Inc., during normal business hours on February 23, 2011, a non-holiday weekday, and reference has been made to information provided by AT&T, including zoning drawings by TRK Engineering, Ltd., dated February 14, 2011.

Checklist

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

T-Mobile had installed three directional panel antennas, oriented in different directions on the four-story office building located at 539 Bryant Street. One antenna was mounted on the outside of the parapet wall and the other two antennas were mounted above the roof. Existing RF levels for a person at ground near the site were less than 1% of the most restrictive public exposure limit.

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

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

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

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

**AT&T Mobility • Proposed Base Station (Site No. CC5238A)
539 Bryant Street • San Francisco, California**

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

AT&T proposes to install twelve Powerwave Model P65-15-XLH-RR directional panel antennas on short poles above the roof of the building, mounted with up to 10° downtilt at an effective height of about 70 feet above ground, 7 feet above the roof, and oriented in groups of four toward 70°T, 210°T, and 320°T.

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

The expected operating power of the AT&T transmitters is reflected in the resulting effective radiated power given in Item 6 below; the transmitters may operate at a power below their maximum rating. The maximum power rating of the T-Mobile transmitters is not known.

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

The maximum effective radiated power proposed by AT&T in any direction is 6,650 watts, representing simultaneous operation at 1,780 watts for AWS, 2,140 watts for PCS, 1,840 watts for cellular, and 890 watts for 700 MHz service. The maximum effective radiated power by T-Mobile was proposed in 2008 to be 3,400 watts.

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

The drawings show the proposed antennas to be installed as described in Item 4 above. There were noted taller buildings to the southeast, located at least 200 feet from the AT&T antennas.

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

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed AT&T operation by itself is calculated to be 0.013 mW/cm², which is 2.3% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to be below 3% of the limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 58 feet out from the antenna faces and to much lesser distances above, below, and to the sides; this includes areas of the roof of the building but does not reach any other publicly accessible areas.

9. Describe proposed signage at site.

It is recommended that barricades be erected to preclude public access to areas between the antennas and the edge of the roof. To prevent occupational exposures in excess of the FCC guidelines, no access within those areas, such as might occur during maintenance work on the roof, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Marking these "Prohibited Access Areas" on the



**AT&T Mobility • Proposed Base Station (Site No. CC5238A)
539 Bryant Street • San Francisco, California**

roof with red paint stripes, and posting explanatory warning signs* at the roof access door and at the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines. Similar measures should already be in place for the other carrier at the site; the applicable keep-back distance for that carrier has not been determined as part of this study.

10. Statement of authorship.

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

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by AT&T Mobility at 539 Bryant Street in San Francisco, California, can comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, can not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Erecting barricades is recommended to establish compliance with public exposure limitations; marking areas on the roof and posting explanatory signs is recommended to establish compliance with occupational exposure limitations.



William F. Hammett

William F. Hammett, P.E.

707/996-5200

March 11, 2011

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



City and County of San Francisco
DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH SECTION

Edwin M. Lee, Mayor
 Barbara A. Garcia, MPA, Director of Health
 Rajiv Bhatia, MD, MPH, Director of EH

Review of Cellular Antenna Site Proposals

Project Sponsor : AT&T Wireless **Planner:** Diego Sanchez
RF Engineer Consultant: Hammett and Edison **Phone Number:** (707) 996-5200
Project Address/Location: 539 Bryant St
Site ID: 1450 **SiteNo.:** CC5238A

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: 3
- 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: 6650 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: 6650 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 µw/cm²)
 Maximum RF Exposure: 0.013 mW/cm² Maximum RF Exposure Percent: 2.3
- 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.

<input checked="" type="checkbox"/> Public_Exclusion_Area	Public Exclusion In Feet:	<u>58</u>
<input checked="" type="checkbox"/> Occupational_Exclusion_Area	Occupational Exclusion In Feet:	<u>19</u>

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 antennas operated by AT&T Wireless installed on the roof top of the building at 539 Bryant Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed similar antennas operated by T-Mobile (3) but no other antennas are within 100 feet of this site. AT&T Wireless proposes to install 12 new antennas. The antennas will be mounted at a height of 70 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.013 mW/sq cm., which is 2.3 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 58 feet which includes areas of the rooftop but does not reach any publicly accessible areas. Barricades should be installed to prevent public access to the areas of the roof between the face of the antennas and the edge of the roof. In addition, this area of the roof should be marked with red striping to designate a prohibited access area. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Workers should not have access to areas of the roof which have been blocked by barricades unless the antennas have been turned off.

 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: 9/2/2011

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

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Planning Commission Motion

HEARING DATE: SEPTEMBER 22, 2011

Date: September 15, 2011
Case No.: **2011.0270C**
Project Address: **539 Bryant Street**
Current Zoning: SLI (Service/Light Industrial) District
 65-X Height and Bulk District
Block/Lot: 3776/041
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 diego.sanchez@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 817.73 AND 303 TO INSTALL A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF TWELVE PANEL ANTENNAS AND RELATED EQUIPMENT ON AN EXISTING FOUR-STORY OFFICE BUILDING AS PART OF THE AT&T WIRELESS TELECOMMUNICATIONS NETWORK WITHIN AN SLI (SERVICE/LIGHT INDUSTRIAL) ZONING DISTRICT AND A 65-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 24, 2011, AT&T (hereinafter "Project Sponsor"), made an application (hereinafter "application"), for Conditional Use Authorization on the property at 539 Bryant Street, Lot 041 in Assessor's Block 3776, (hereinafter "project site") to install a wireless telecommunications facility consisting of twelve panel antennas and related equipment on an existing four-story office building as part of the AT&T wireless telecommunications network within an SLI (Service/Light Industrial) Zoning District and a 65-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 22, 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. 2011.0270C, 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 Site is improved with a four-story building, constructed in 1912 according to Assessor records, and currently used as an office building. The site, Lot 041 in Assessor's Block 3776, is located at the southwestern corner of Bryant and Zoe Streets and has 125 feet of frontage on Bryant Street, 160 feet of frontage on Zoe Street and 125 feet of frontage on Welsh Street, at the rear of the lot. In total the subject lot is approximately 20,000 square feet in size.
3. **Surrounding Properties and Neighborhood.** The Site is located within the South of Market Neighborhood and is within an area that is largely comprised of one and two story buildings housing light industrial and retail uses. There are, however, residential uses in the vicinity including a seven story multifamily building immediately to south of the Site as well as another two multifamily buildings to the northeast of the Site. The surrounding properties are within the SLI (Service/Light Industrial) and P (Public Use) zoning districts.
4. **Project Description.** The proposal is to install up to twelve panel antennas and associated equipment cabinets as part of a wireless transmission network operated by AT&T on a Location Preference Four (Preferred Location – Industrial or Commercial Structures) site according to the Wireless Telecommunications Services (WTS) Siting Guidelines. Each antenna measures 51" high by 12" wide by 6" thick. Eight antennas would be pole mounted on the roof and four would be mounted on the roof screened by faux chimney and vent pipes approximately 71' above grade. Equipment cabinets would also be placed on the roof.
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.¹

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

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

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

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

On September 22, 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 817.73 and 303 to install a wireless telecommunications facility consisting of twelve panel antennas and related equipment on an existing four-story office building as part of the AT&T 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 Four, as it is a preferred location for an industrial or commercial structure.
7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 1740 - 2145 Megahertz (MHZ) bands, which are regulated by the Federal Communications Commission (FCC) and which must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.

¹ PC Resolution 16539, passed March 13, 2003.

8. **Radiofrequency (RF) Emissions:** The project sponsor retained Hammett & Edison, Inc., a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. Pursuant to the *Guidelines*, the Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the *Guidelines*.
9. **Department of Public Health Review and Approval.** The proposed project was referred to the Department of Public Health (DPH) for emissions exposure analysis. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed similar antennas operated by T-Mobile (3) but no other antennas are within 100 feet of this site. AT&T Wireless proposes to install 12 new antennas. The antennas will be mounted at a height of 70 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.013 mW/sq cm., which is 2.3 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 58 feet which includes areas of the rooftop but does not reach any publicly accessible areas. Barricades should be installed to prevent public access to the areas of the roof between the face of the antennas and the edge of the roof. In addition, this area of the roof should be marked with red striping to designate a prohibited access area. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Workers should not have access to areas of the roof which have been blocked by barricades unless the antennas have been turned off.
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 at 7:00 P.M. on May 19, 2011 at the San Francisco Tennis Club, located at 645 5th Street. One individual attended the meeting.
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 14, 2011, the Department has received multiple calls or letters regarding health concerns in relation to the installation of the twelve panel antennas.
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 817.73, a Conditional Use authorization is required for the installation of other uses such as wireless transmission facilities.
15. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

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

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 539 Bryant 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 ensure public safety, and ensure that the placement of antennas and related support and protection features are so located, designed, and treated architecturally to minimize their visibility from public places, to avoid intrusion into public vistas, avoid disruption of the architectural design integrity of building and insure harmony with neighborhood character. The project has been reviewed and determined to not cause the removal or alteration of any significant architectural features on the subject building.

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

Coverage: San Francisco does have sufficient overall wireless coverage (note that this is separate from carrier 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 539 Bryant Street is necessary in order to achieve sufficient street and in-building mobile phone coverage. Recent drive tests in the subject area conducted by the AT&T 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 approximately bounded by Interstate 80, 5th Street, Brannan Street and 3rd Street, as indicated in the coverage maps. This facility will fill in the gaps to improve coverage in the South of Market 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 will be installed on the roof of the subject building and four of the proposed twelve antennas will be screened. The proposal, located in excess of 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.

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

HOUSING ELEMENT

BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE

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

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

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

The project will improve AT&T coverage in residential, commercial and recreational areas 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 screens or obscures the proposed antennas and related equipment by locating the antennas and equipment cabinets on the roof the subject building in excess of 70 feet above grade. 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 new wireless communications network that will enhance the City's diverse economic base.

OBJECTIVE 4:

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

Policy 1:

Maintain and enhance a favorable business climate in the City.

Policy 2:

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

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

VISITOR TRADE

OBJECTIVE 8 - ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL CENTER FOR CONVENTIONS AND VISITOR TRADE.

POLICY 8.3 - Assure that areas of particular visitor attraction are provided with adequate public services for both residents and visitors.

The Project will ensure that residents and visitors have adequate public service in the form of AT&T 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 Historic Preservationist for the Southeast Quadrant reviewed the proposal and concludes that the proposed wireless installation has no adverse effect upon the subject building.

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 817.73 and 303 to install up to twelve panel antennas and associated equipment cabinets as part of a wireless transmission network operated by AT&T on a Location Preference 4 (Preferred Location – Industrial or Commercial Structures) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within a SLI (Service/Light Industrial) Zoning District and a 65-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 22, 2011**.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 22, 2011

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 817.73 and 303 to install a wireless telecommunications facility consisting of six panel antennas with related equipment, a Location Preference Four (Preferred Location – Industrial or Commercial Structures) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, as part of the AT&T wireless telecommunications network within an SLI (Service/Light Industrial) Zoning District and a 65-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 22, 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.

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.

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.

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.

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

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

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.

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

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

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.

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

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

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.

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

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

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.

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.

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

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>

DRAWING INDEX

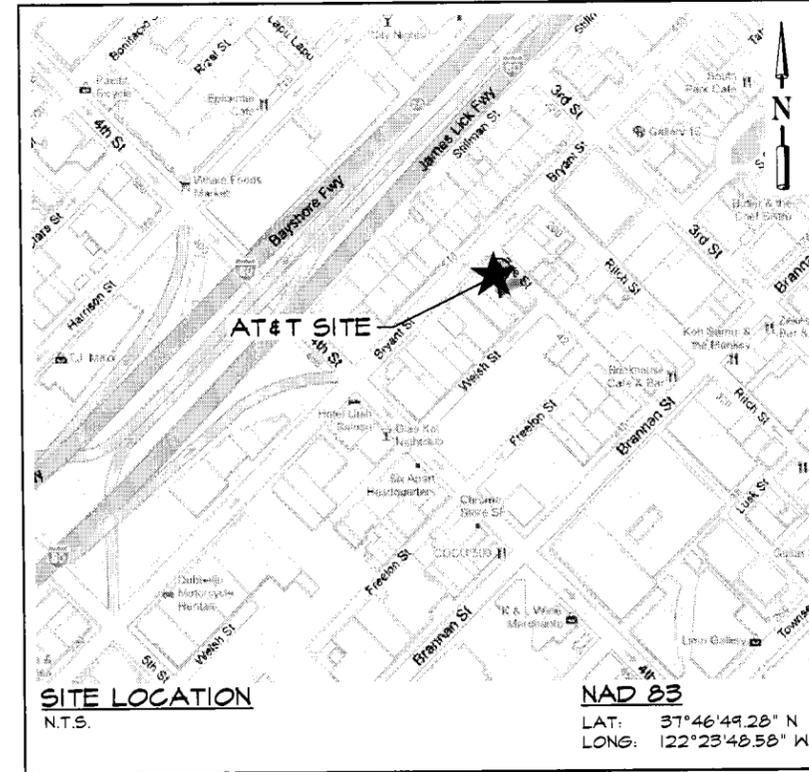
REV. NO.	DWG. NO.	DESCRIPTION
0	Z-1	COVER SHEET
	LS-1	TOPOGRAPHIC SURVEY
0	Z-2	SITE PLAN
0	Z-3	ROOF PLAN
0	Z-4	SOUTHWEST ELEVATION
0	Z-5	NORTHEAST ELEVATION
0	Z-6	SOUTHEAST ELEVATION
0	Z-7	NORTHWEST ELEVATION



539 BRYANT STREET
CC5238A

DIRECTIONS FROM AT&T'S SAN FRANCISCO OFFICE:

- HEAD EAST ON BUSH ST TOWARD CLAUDE LN 0.1 MI
- TURN RIGHT AT MONTGOMERY ST 0.2 MI
- SLIGHT LEFT AT NEW MONTGOMERY ST 0.2 MI
- TURN RIGHT AT HOWARD ST 0.3 MI
- TURN LEFT AT 4TH ST 0.4 MI
- TURN LEFT AT BRYANT ST
- ARRIVE AT 539 BRYANT STREET, SAN FRANCISCO, CA 94107



PROJECT NO: 1059-032

DRAWN BY: D.M.

CHECKED BY: R.M.

CAD FILE: 1059-032I

SUBMITTALS

0	FEB 18/11	100% ZD*
A	JAN 7/11	ISSUED FOR REVIEW

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT NAMED IS STRICTLY PROHIBITED.

A/E SEAL

11-0210 G

SITE
539 BRYANT STREET
CC5238A
539 BRYANT STREET
SAN FRANCISCO, CA
94107

SHEET TITLE

COVER SHEET

SHEET NUMBER

Z-1

PROJECT ADDRESS:

539 BRYANT STREET
SAN FRANCISCO, CA 94107

APN:

3776-041

DESCRIPTION OF WORK:

THE PROJECT CONSISTS OF THE INSTALLATION OF OUTDOOR CABINETS AND (12) PANEL ANTENNAS ON AN EXISTING ROOFTOP

APPLICANT:

AT&T
430 BUSH STREET
SAN FRANCISCO, CA 94108

PROPERTY OWNER:

CHRIS ECONOMON
539 BRYANT LLC
1000 ROSCOMARE ROAD
LOS ANGELES, CA 90071
PHONE: (415) 882-7184

CODE INFORMATION:

ZONING CLASSIFICATION: SLI
PROPOSED USE: TELECOMMUNICATION FACILITY
BUILDING CODE: 2010 CALIFORNIA BUILDING CODE
ELECTRICAL CODE: 2010 CALIFORNIA ELECTRICAL CODE
OCCUPANCY GROUP: U
CONSTRUCTION TYPE: T.B.D.
PROJECT AREA: ±1200 sq ft.
STRUCTURE HEIGHT: 62'-10"± A.G.L. (T.O. ROOF)

PROJECT ENGINEER:

TRK ENGINEERING LTD.
#201 - 17688 66TH AVE
SURREY, BC V3S 7X1, CANADA
CONTACT: RANDY MARKS
TEL: (604) 574-6432
FAX: (604) 574-6431
TOLL FREE: 1-877-345-4045
EMAIL: rmarks@trkeng.com
WEB: www.trkeng.com

SURVEYOR:

CALVADA SURVEYING, INC.
411 JENKS CLR., SUITE 205
CORONA, CA 92880
PHONE: (951) 280-9960
FAX: (951) 280-9746

CONSTRUCTION MANAGER:

ERICSSON
CONTACT: SCOTT ROSS
PHONE: (530) 588-8207

SITE DEVELOPMENT:

TOWN CONSULTING
100 CLEMENT STREET, 3RD FLOOR
SAN FRANCISCO, CA 94118
CONTACT: JOHN MERRITT
PHONE: (805) 886-0733

ZONING CONTACT:

TOWN CONSULTING
100 CLEMENT STREET, 3RD FLOOR
SAN FRANCISCO, CA 94118
CONTACT: TONY KIM
PHONE: (415) 246-8855
EMAIL: TONY@TOWNCONSULTING.COM

JURISDICTION:

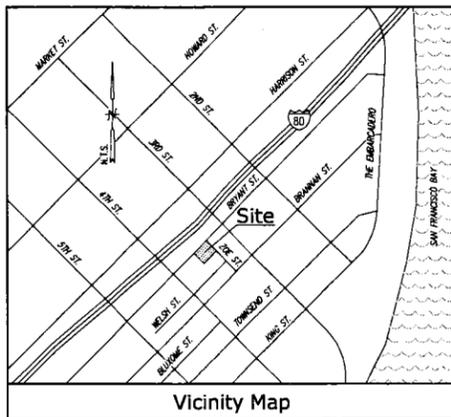
CITY & COUNTY OF SAN FRANCISCO

ACCESSIBILITY:

INSTALLATION IS UNMANNED AND FREQUENTED ONLY BY SERVICE PERSONNEL FOR REPAIR OR MAINTENANCE PURPOSES. INSTALLATION IS NOT FOR HUMAN HABITATION / PUBLIC ACCESS. A.D.A. ACCESSIBILITY IS NOT REQUIRED (2007 CBC, SECTION 1107B).

APPROVAL LIST

TITLE	SIGNATURE	DATE
CONSTRUCTION MANAGER		
SITE ACQUISITION		
ZONING MANAGER		
RF ENGINEER		
AT&T		



Title Report

PREPARED BY: STEWART TITLE OF CALIFORNIA, INC.
 ORDER NO.: 358945
 DATED: DECEMBER 31, 2010

Legal Description

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO, CITY OF SAN FRANCISCO, AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY LINE OF BRYANT STREET WITH THE SOUTHWESTERLY LINE OF ZOE STREET, ALSO KNOWN AS ZOE PLACE; RUNNING THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF BRYANT STREET, 125 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 160 FEET TO THE NORTHWESTERLY LINE OF WELSH STREET; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF WELSH STREET, 125 FEET TO THE SOUTHWESTERLY LINE OF ZOE STREET; 160 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF BRYANT STREET AND THE POINT OF COMMENCEMENT.

Assessor's Parcel No.

3776-041

Easements

① TERMS, PROVISIONS AND EASEMENTS FOR BILLBOARD RECORDED MAY 3, 2007 IN BOOK 4383 PAGE053 AS INSTRUMENT NO. 2007-137962-02 OFFICIAL RECORDS (PLOTTED HEREON)

Lease Area

AS SHOWN

Geographic Coordinates at Proposed Sectors

PROPOSED SECTOR "A"
 1983 DATUM: LATITUDE 37° 46' 49.28"N LONGITUDE 122° 23' 48.58"W

PROPOSED SECTOR "B"
 1983 DATUM: LATITUDE 37° 46' 49.12"N LONGITUDE 122° 23' 48.73"W

PROPOSED SECTOR "C"
 1983 DATUM: LATITUDE 37° 46' 48.54"N LONGITUDE 122° 23' 47.38"W
 ELEVATION = 15.3 FEET ABOVE MEAN SEA LEVEL

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

Basis of Bearings

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

Bench Mark

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

Date of Survey

DECEMBER 14, 2010

PREPARED FOR

4430 Rosewood Drive
 Pleasanton, California 94588

#201 - 17688 66TH AVE
 SURREY, BC V3S 7M1, CANADA
 TEL: (604) 574-6432
 FAX: (604) 574-6431
 TOLL FREE: 1-877-345-4045
 EMAIL: mail@trkeng.com
 WEB: www.trkeng.com

CC5238A
 539 BRYANT STREET
 539 BRYANT STREET
 SAN FRANCISCO, CA 94107
 SAN FRANCISCO COUNTY

CAL VADA SURVEYING, INC.
 111 Loma Ct., Suite 208, Colma, CA 94015
 Phone: 915-285-8860 Fax: 915-285-8748
 2400000 900-CALVADA www.calvada.com
 L.S. 7780
 Exp. 12-31-11

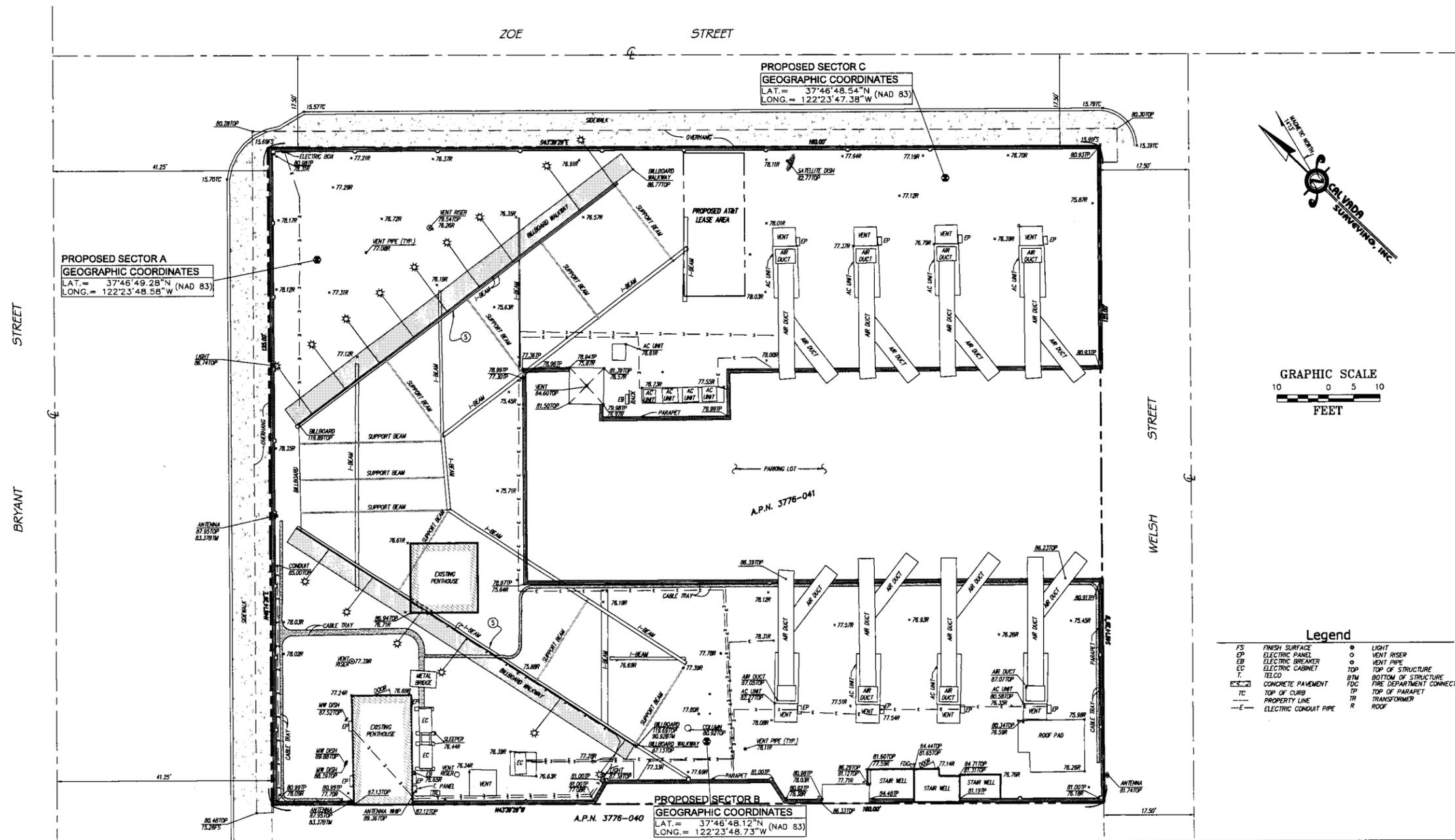
REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
12/15/10		SUBMITTAL	AL
HP 02/22/11		TITLE REPORT/FINAL	HP

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER
LS-1
 SHEET 1 OF 1



DRAWINGS ARE FOR ZONING ONLY. STRUCTURAL ANALYSIS HAS NOT BEEN COMPLETED

NOTES:

1. SITE PLAN INFORMATION WAS OBTAINED FROM A SURVEY PREPARED BY CALVADA SURVEYING, INC., DATED DECEMBER 15, 2010.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO, CITY OF SAN FRANCISCO, AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY LINE OF BRYANT STREET WITH THE SOUTHWESTERLY LINE OF ZOE STREET, ALSO KNOWN AS ZOE FLAGE; RUNNING THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF BRYANT STREET, 125 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 160 FEET TO THE NORTHWESTERLY LINE OF WELSH STREET; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF WELSH STREET, 125 FEET TO THE SOUTHWESTERLY LINE OF ZOE STREET; AND THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF ZOE STREET, 160 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF BRYANT STREET AND THE POINT OF COMMENCEMENT.



PROJECT NO: 1054-032

DRAWN BY: D.M.

CHECKED BY: R.M.

CAD FILE: 1054-03222

SUBMITTALS

O	FEB 16/11	100% ZD's
A	JAN 7/11	ISSUED FOR REVIEW

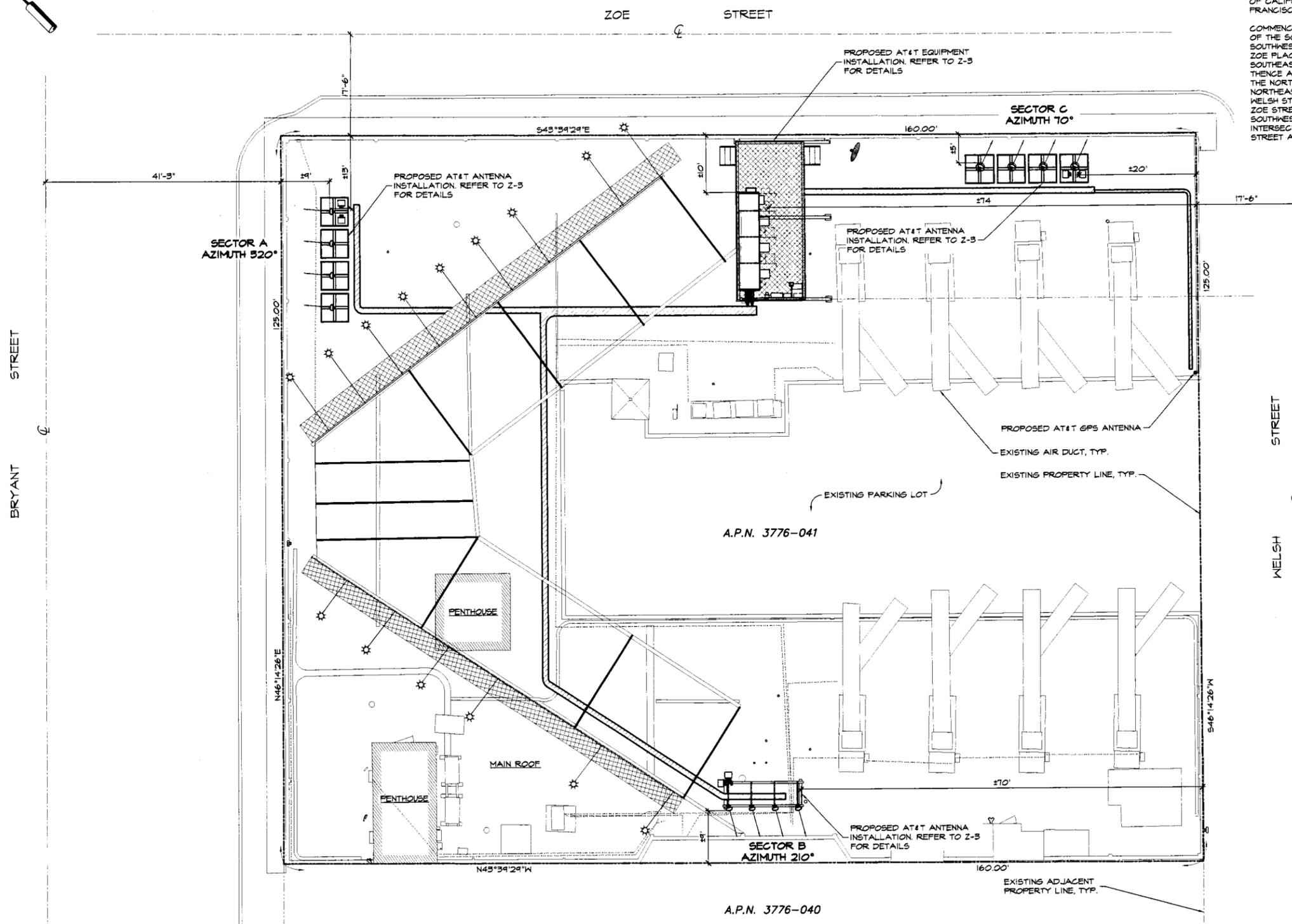
THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT NAMED IS STRICTLY PROHIBITED.

A&E SEAL

SITE
539 BRYANT STREET
005238A
539 BRYANT STREET
SAN FRANCISCO, CA
94107

SHEET TITLE
SITE PLAN

SHEET NUMBER
Z-2



DRAWINGS ARE FOR ZONING ONLY. STRUCTURAL ANALYSIS HAS NOT BEEN COMPLETED

NOTES:

1. ROOF PLAN INFORMATION WAS OBTAINED FROM A DRAWING PREPARED BY TIMOTHY SCHAD, L.S., DATED JANUARY 07, 2011 AND SITE MEASUREMENTS TAKEN BY TRK ENGINEERS, LTD. ON DECEMBER 21, 2010. THIS DRAWING DOES NOT REPRESENT A SURVEY.
2. RF WARNING SIGNAGE WILL BE POSTED AT ALL ROOFTOP ACCESS LOCATIONS.
3. CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (A.H.J.) FOR THE LOCATION. THE EDITION OF THE A.H.J. ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ROOF MEMBRANE DURING CONSTRUCTION. ALL DAMAGE SHALL BE REPAIRED TO AS NEW CONDITION IN ACCORDANCE WITH STANDARD ROOFING PRACTICES.
5. CONTRACTOR TO SITE VERIFY LOCATION OF CABLE TRAY AND ANTENNA CABLE ROUTING PRIOR TO CONSTRUCTION.
6. PAINT FRP SHROUD TO MATCH EXISTING BUILDING EXTERIOR.



PROJECT NO: 1054-032

DRAWN BY: D.M.

CHECKED BY: R.M.

CAD FILE: 1054-03223

SUBMITTALS

0	FEB 18/11	100% 2D's
A	JAN 7/11	ISSUED FOR REVIEW

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ARE SEAL

SITE
 539 BRYANT STREET
 005238A
 539 BRYANT STREET
 SAN FRANCISCO, CA
 94107

SHEET TITLE

ROOF PLAN

SHEET NUMBER

Z-3



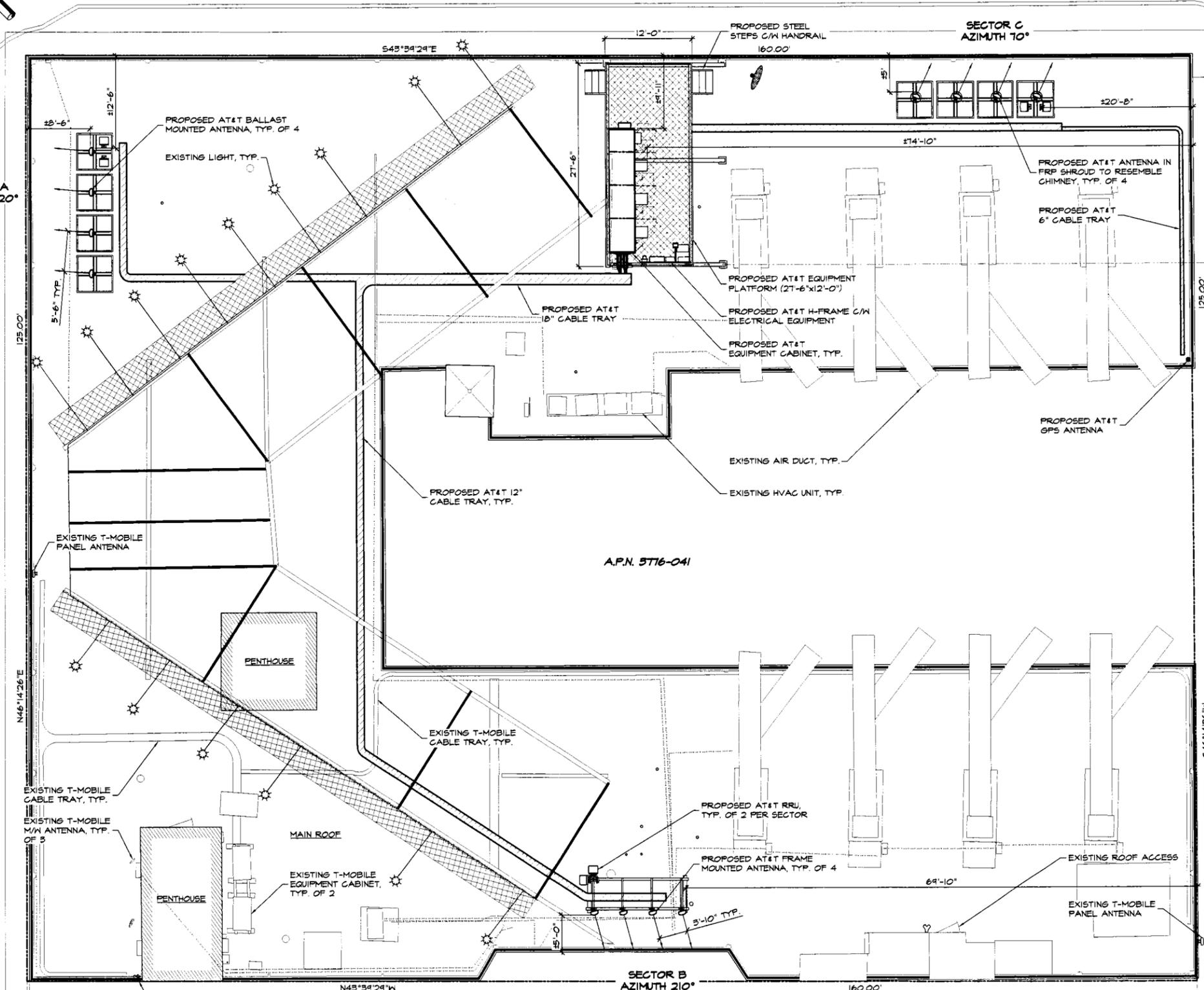
ZOE STREET

SECTOR C
AZIMUTH 10°

SECTOR A
AZIMUTH 320°

BRYANT STREET

MELSH STREET



A.P.N. 5716-041

ROOF PLAN
 1/16"=1'-0"
 0 4' 8' 16'

T.O. BILLBOARD
104'-5 1/2" A.G.L.

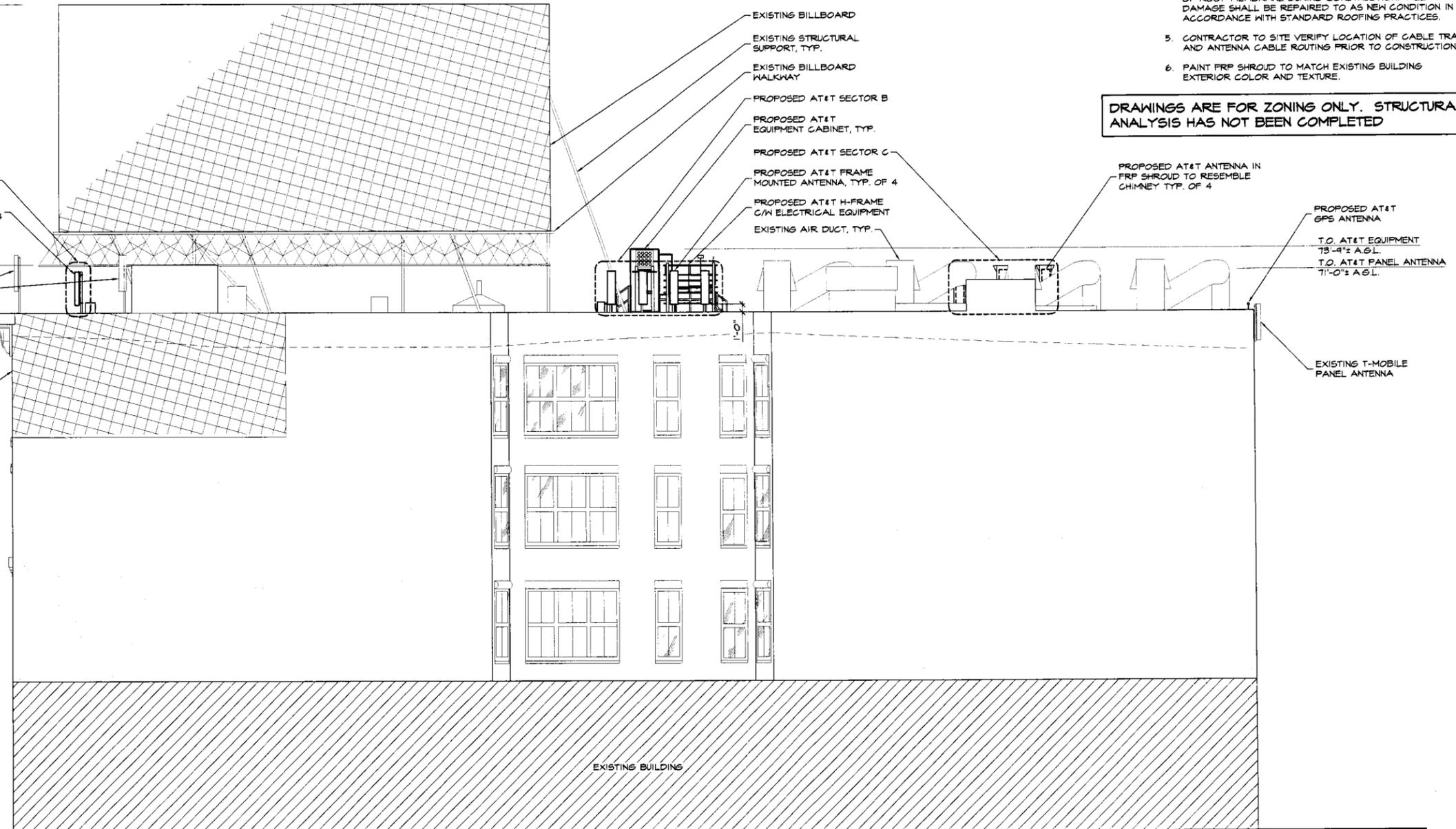
T.O. PENTHOUSE/
BILLBOARD WALKWAY
71'-10" A.G.L.

T.O. PARAPET
65'-9 1/2" A.G.L.
T.O. ROOF
65'-1" A.G.L.

GRADE
0'-0"

BRYANT STREET

WELSH STREET



NOTES:

1. ELEVATION IS DIAGRAMMATIC ONLY.
2. RF WARNING SIGNAGE WILL BE POSTED AT ALL ROOFTOP ACCESS LOCATIONS.
3. CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHL) FOR THE LOCATION. THE EDITION OF THE AHL ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ROOF MEMBRANE DURING CONSTRUCTION. ALL DAMAGE SHALL BE REPAIRED TO AS NEW CONDITION IN ACCORDANCE WITH STANDARD ROOFING PRACTICES.
5. CONTRACTOR TO SITE VERIFY LOCATION OF CABLE TRAY AND ANTENNA CABLE ROUTING PRIOR TO CONSTRUCTION.
6. PAINT FRP SHROUD TO MATCH EXISTING BUILDING EXTERIOR COLOR AND TEXTURE.

DRAWINGS ARE FOR ZONING ONLY. STRUCTURAL ANALYSIS HAS NOT BEEN COMPLETED



PROJECT NO: 1059-032

DRAWN BY: D.M.

CHECKED BY: R.M.

CAD FILE: 1059-03224

SUBMITTALS

Q	FEB 18/11	100% ZD's
A	JAN 7/11	ISSUED FOR REVIEW

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A/E SEAL

SITE

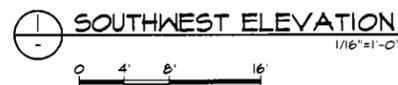
539 BRYANT STREET
005238A
539 BRYANT STREET
SAN FRANCISCO, CA
94107

SHEET TITLE

SOUTHWEST ELEVATION

SHEET NUMBER

Z-4



SOUTHWEST ELEVATION

T.O. BILLBOARD
104'-5"± A.S.L.

T.O. AT&T EQUIPMENT
75'-4"± A.S.L.

PROPOSED AT&T
GPS ANTENNA

EXISTING BILLBOARD
EXISTING STRUCTURAL SUPPORT, TYP.
EXISTING BILLBOARD WALKWAY
PROPOSED AT&T FRAME
MOUNTED ANTENNA, TYP. OF 4
PROPOSED AT&T SECTOR B
PROPOSED AT&T EQUIPMENT
CABINET, TYP.
PROPOSED AT&T H-FRAME
C/W ELECTRICAL EQUIPMENT
EXISTING AIR DUCT, TYP.

PROPOSED AT&T SECTOR C
PROPOSED AT&T ANTENNA IN
FRP SHROUD TO RESEMBLE
CHIMNEY, TYP. OF 4
PROPOSED AT&T RRU,
TYP. OF 2 PER SECTOR

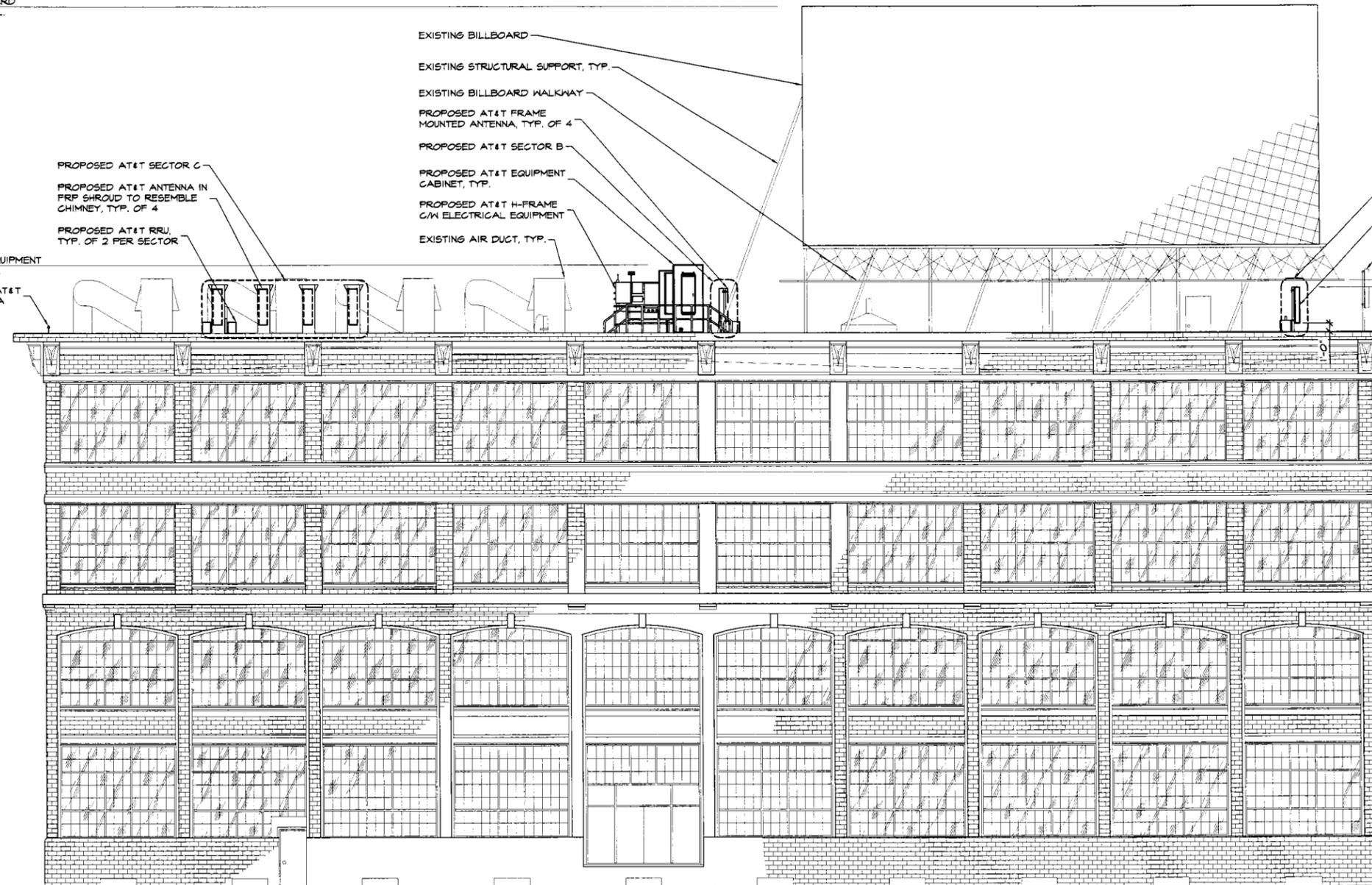
PROPOSED AT&T SECTOR A
PROPOSED AT&T BALLAST
MOUNTED ANTENNA, TYP. OF 4
EXISTING T-MOBILE
PANEL ANTENNA

T.O. PENTHOUSE/
BILLBOARD WALKWAY
71'-10"± A.S.L.
T.O. AT&T PANEL ANTENNA
71'-0"± A.S.L.
T.O. PARAPET
65'-4"± A.S.L.
T.O. ROOF
62'-10"± A.S.L.

DRAWINGS ARE FOR ZONING ONLY. STRUCTURAL
ANALYSIS HAS NOT BEEN COMPLETED

NOTES:

- ELEVATION IS DIAGRAMMATIC ONLY.
- RF WARNING SIGNAGE WILL BE POSTED AT ALL ROOFTOP ACCESS LOCATIONS.
- CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ROOF MEMBRANE DURING CONSTRUCTION. ALL DAMAGE SHALL BE REPAIRED TO AS NEW CONDITION IN ACCORDANCE WITH STANDARD ROOFING PRACTICES.
- CONTRACTOR TO SITE VERIFY LOCATION OF CABLE TRAY AND ANTENNA CABLE ROUTING PRIOR TO CONSTRUCTION.
- PAINT FRP SHROUD TO MATCH EXISTING BUILDING EXTERIOR COLOR AND TEXTURE.



WELSH STREET

ZOE STREET

BRYANT STREET

GRADE
0'-0"

NORTHEAST ELEVATION
1/16"=1'-0"
0 4' 8' 16'



PROJECT NO: 1059-032

DRAWN BY: D.M.

CHECKED BY: R.M.

CAD FILE: 1059-03225

SUBMITTALS

C	FEB 18/11	100% 2D's
A	JAN 7/11	ISSUED FOR REVIEW

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ARE SEAL

SITE

539 BRYANT STREET
005238A
539 BRYANT STREET
SAN FRANCISCO, CA
94107

SHEET TITLE

NORTHEAST ELEVATION

SHEET NUMBER

Z-5

NOTES:

1. ELEVATION IS DIAGRAMMATIC ONLY.
2. RF WARNING SIGNAGE WILL BE POSTED AT ALL ROOFTOP ACCESS LOCATIONS.
3. CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ROOF MEMBRANE DURING CONSTRUCTION. ALL DAMAGE SHALL BE REPAIRED TO AS NEW CONDITION IN ACCORDANCE WITH STANDARD ROOFING PRACTICES.
5. CONTRACTOR TO SITE VERIFY LOCATION OF CABLE TRAY AND ANTENNA CABLE ROUTING PRIOR TO CONSTRUCTION.
6. PAINT FRP SHROUD TO MATCH EXISTING BUILDING EXTERIOR COLOR AND TEXTURE.

DRAWINGS ARE FOR ZONING ONLY. STRUCTURAL ANALYSIS HAS NOT BEEN COMPLETED



PROJECT NO: 1054-032

DRAWN BY: D.M.

CHECKED BY: R.M.

CAD FILE: 1054-03226

SUBMITTALS

0	FEB 10/11	100% 2D's
A	JAN 4/11	ISSUED FOR REVIEW

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT NAMED IS STRICTLY PROHIBITED.

A&E SEAL

SITE

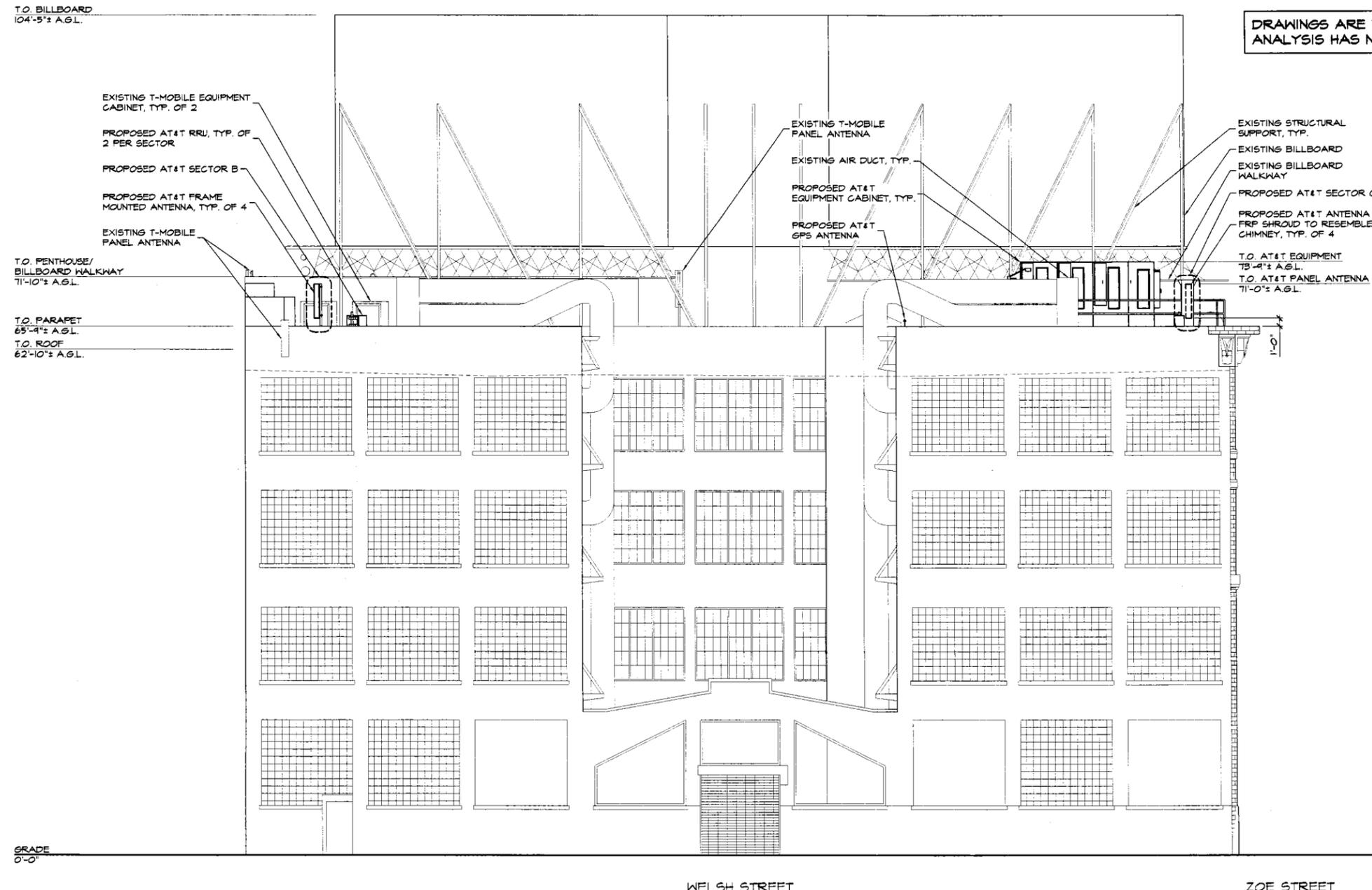
539 BRYANT STREET
 CC5238A
 539 BRYANT STREET
 SAN FRANCISCO, CA
 94107

SHEET TITLE

SOUTHEAST ELEVATION

SHEET NUMBER

Z-6



SOUTHEAST ELEVATION
 1/16"=1'-0"
 0 4' 8' 16'

NOTES:

1. ELEVATION IS DIAGRAMMATIC ONLY.
2. RF WARNING SIGNAGE WILL BE POSTED AT ALL ROOFTOP ACCESS LOCATIONS.
3. CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ROOF MEMBRANE DURING CONSTRUCTION. ALL DAMAGE SHALL BE REPAIRED TO AS NEW CONDITION IN ACCORDANCE WITH STANDARD ROOFING PRACTICES.
5. CONTRACTOR TO SITE VERIFY LOCATION OF CABLE TRAY AND ANTENNA CABLE ROUTING PRIOR TO CONSTRUCTION.
6. PAINT FRP SHROUD TO MATCH EXISTING BUILDING EXTERIOR COLOR AND TEXTURE.

DRAWINGS ARE FOR ZONING ONLY. STRUCTURAL ANALYSIS HAS NOT BEEN COMPLETED



PROJECT NO: 1054-032

DRAWN BY: D.M.

CHECKED BY: R.M.

CAD FILE: 1054-03221

SUBMITTALS

Q	FEB 18/11	100% 2D's
A	DEC 29/10	ISSUED FOR REVIEW

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT NAMED IS STRICTLY PROHIBITED.

A/E SEAL

SITE
 539 BRYANT STREET
 CC5238A
 539 BRYANT STREET
 SAN FRANCISCO, CA
 94107

SHEET TITLE
 NORTHWEST ELEVATION

SHEET NUMBER
Z-7

T.O. BILLBOARD
 104'-5 1/2" A.G.L.

- PROPOSED AT&T SECTOR A
- PROPOSED AT&T BALLAST MOUNTED ANTENNA, TYP. OF 4
- PROPOSED AT&T EQUIPMENT CABINET, TYP.
- PROPOSED AT&T RRU, TYP. OF 2 PER SECTOR
- PROPOSED AT&T SECTOR C
- PROPOSED AT&T ANTENNA IS FRP SHROUD TO RESEMBLE CHIMNEY, TYP. OF 4

T.O. AT&T EQUIPMENT
 73'-4 1/2" A.G.L.
 T.O. AT&T PANEL ANTENNA
 71'-0 1/2" A.G.L.

T.O. PARAPET
 65'-4 1/2" A.G.L.
 T.O. ROOF
 62'-10" A.G.L.

PROPOSED AT&T GPS ANTENNA
 EXISTING AIR DUCT, TYP.

EXISTING STRUCTURAL SUPPORT, TYP.
 EXISTING T-MOBILE PANEL ANTENNA

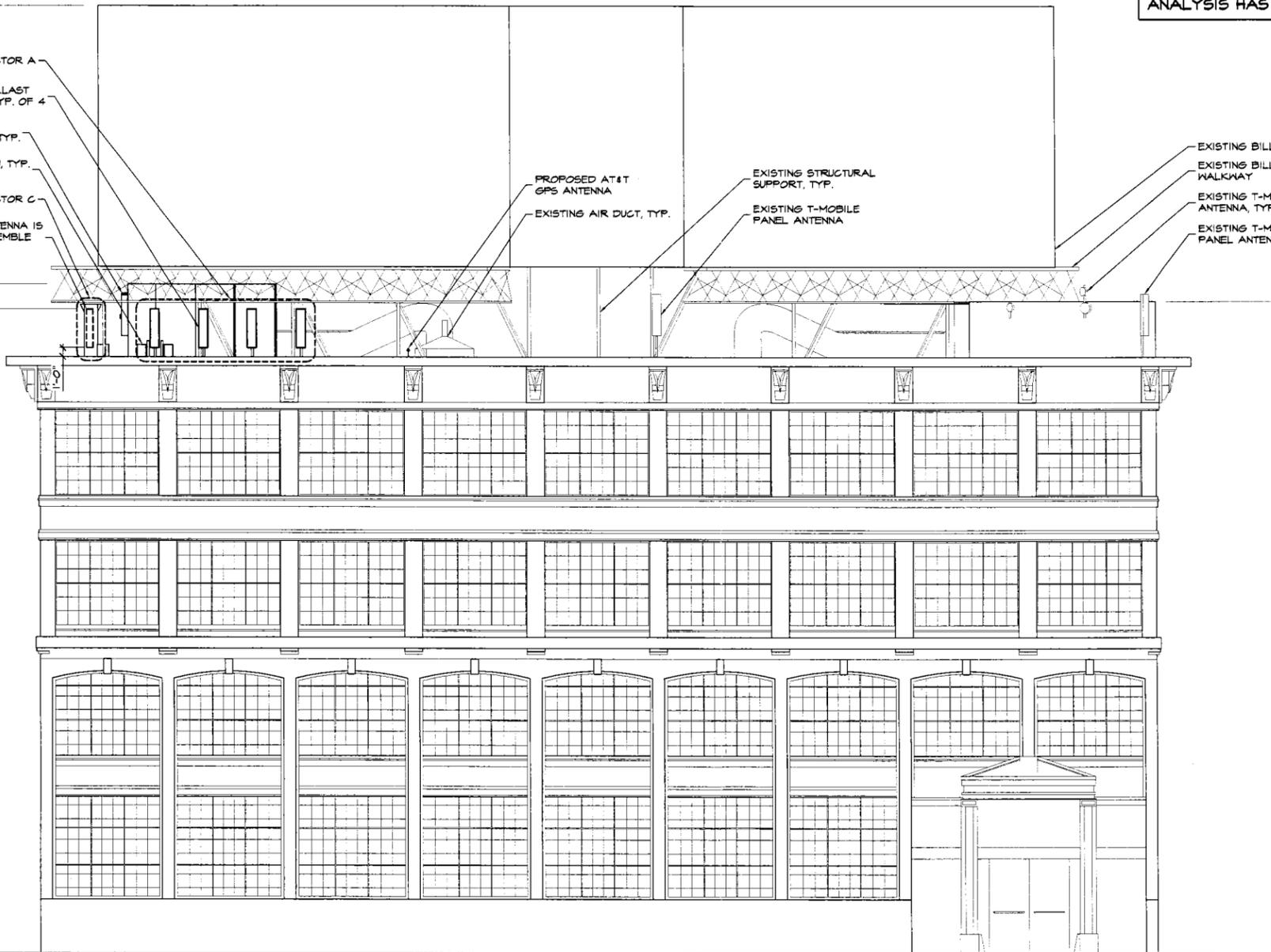
EXISTING BILLBOARD WALKWAY
 EXISTING T-MOBILE M/M ANTENNA, TYP. OF 3
 EXISTING T-MOBILE PANEL ANTENNA

T.O. PENTHOUSE/BILLBOARD WALKWAY
 71'-10" A.G.L.

GRADE
 0'-0"

ZOE STREET

BRYANT STREET



I. Scale of Locale – Contextual Photographs

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



View of subject property



View of blockface west of subject building



View of blockface east of subject property



View of opposite blockface looking west



View of opposite blockface looking east