



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: NOVEMBER 3, 2011

*Date:* October, 27, 2011  
*Case No.:* **2011.0288C**  
*Project Address:* **2300 – 2320 Chestnut Street**  
*Current Zoning:* NC-2 (Neighborhood Commercial, Small Scale) District  
40-X Height and Bulk District  
*Block/Lot:* 0929/009  
*Project Sponsor:* Amy Million, KDI for AT&T Mobility  
855 Folsom Street, Suite 106  
San Francisco, CA 94107  
*Staff Contact:* Sara Vellve – (415) 558-6263  
sara.vellve@sfgov.org  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The proposal is to remove three omnidirectional whip antennas and install up to nine panel antennas and associated equipment cabinets as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 5 (Preferred Location – mixed use building in high density district) according to the Wireless Telecommunications Services (WTS) Siting Guidelines.<sup>1</sup> Three panel antennas will be mounted within three faux vent pipes on the southeast corner of the building, three antennas will be mounted behind a screen at the northeast corner of the building, and three antennas will be mounted within a cabinet at the building's northwest corner. The associated equipment cabinets will be located at grade within an existing lightwell along the north property line. All elements will be approximately 50 feet above grade. The screening material is a synthetic material that is RF (Radio Frequency) Transparent, which allows transmission to occur even though the antennas are obscured. All the antennas measure approximately 51" tall, by 12" wide by 7" thick. The proposed WTS installation also includes the installation of the associated mechanical equipment, including six cabinets ranging between 17" – 30" tall, 17" – 25" wide, and 7" – 28" deep; and four battery back-up units – all to be located on the building's roof behind screening.

### SITE DESCRIPTION AND PRESENT USE

The three-story mixed-use building is located at the northwest corner of Chestnut and Scott Streets in the Marina neighborhood. The building was constructed in approximately 1926 and is occupied by a restaurant and florist on the ground floor, and contains 17 dwelling units above. The building footprint

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<sup>1</sup> PC Resolution No. 14182, adopted August 15, 1996, establishing the *Wireless Telecommunications Services (WTS) Facilities Siting Guidelines*.

covers the entire lot. The building reaches a height of approximately 45 feet above grade with a penthouse that reaches approximately 50 feet above grade. The building is a legal non-complying structure in that it exceeds current zoning height limits. The building was constructed prior to zoning height restrictions. AT&T has previously located omnidirectional antennas on the building, which would be removed under the current project.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The Project Site is located within the Marina Neighborhood one block north of Lombard Street. The subject site is zoned NC-2, which are characterized in the Planning Code as districts with linear shopping streets providing convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. These districts range in size from two or three blocks to many blocks, although the commercial development in longer districts may be interspersed with housing or other land uses. Housing development in new buildings is encouraged above the ground story.

## **ENVIRONMENTAL REVIEW**

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

## **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	October 14, 2011	October 12, 2011	22 days
Posted Notice	20 days	October 14, 2011	October 14, 2011	20 days
Mailed Notice	20 days	October 14, 2011	October 14, 2011	20 days

## **PUBLIC COMMENT**

- As of October 27, 2011, the Department has received one letter in support of the project.

## **ISSUES AND OTHER CONSIDERATIONS**

- The project will conceal the antennas behind radio frequency transparent material in the form of faux vent pipes and screening.
- The project is a Location Preference 5, preferred location. Mixed-use structures in high density districts are categorized as a preferred WTS siting location.

- The sponsor has provided an Alternative Site Analysis indicating that the subject site is optimal due to the building's height.
- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspection.
- 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 improve in-transit and outdoor coverage to an area that currently receives marginal coverage.

### **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission may grant the Conditional Use authorization pursuant to Planning Code Sections 711.83 and 303 to allow the installation of 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 5, a preferred location, according to the Wireless Telecommunications Services (WTS) Siting Guidelines.
- The sponsor has provided an Alternative Site Analysis.
- The project will improve coverage for an area where there is currently poor cell phone coverage.

<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 checked="" type="checkbox"/> Height & Bulk Map   | <input checked="" type="checkbox"/> Photo Simulations         |
| <input checked="" type="checkbox"/> Parcel Map          | <input checked="" type="checkbox"/> Coverage Maps             |
| <input checked="" type="checkbox"/> Sanborn Map         | <input checked="" type="checkbox"/> RF Report                 |
| <input checked="" type="checkbox"/> Aerial Photo        | <input checked="" type="checkbox"/> DPH Approval              |
| <input checked="" type="checkbox"/> Context Photos      | <input checked="" type="checkbox"/> Community Outreach Report |
| <input checked="" type="checkbox"/> Site Photos         | <input checked="" type="checkbox"/> SHPO Review               |

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

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# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- |  |  |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415)           | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412)            | <input type="checkbox"/> Other                             |

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## Planning Commission Motion

HEARING DATE: NOVEMBER 3, 2011

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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 711.83 AND 303 TO INSTALL A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF NINE PANEL ANTENNAS AND RELATED EQUIPMENT ON AN EXISTING THREE-STORY MIXED-USE BUILDING AS PART OF AT&T'S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN A NC-2 (NEIGHBORHOOD COMMERCIAL, SMALL SCALE) ZONING DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On March 29, 2011, Amy Million for AT&T (hereinafter "Project Sponsor"), made an application (hereinafter "application"), for Conditional Use Authorization on the property at 2300 – 2320 Chestnut Street, Lot 009 in Assessor's Block 0929, (hereinafter "project site") to install a wireless telecommunications facility consisting of nine panel antennas and related equipment on an existing three-story mixed-use building as part of AT&T's wireless telecommunications network within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District, and a 40-X Height and Bulk District.

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 November 3, 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. 2011.0288C, 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 three-story mixed-use building is located at the northwest corner of Chestnut and Scott Streets in the Marina neighborhood. The building was constructed in approximately 1926 and is occupied by a restaurant and florist on the ground floor, and contains 17 dwelling units above. The building footprint covers the entire lot. The building reaches a height of approximately 45 feet above grade with a penthouse that reaches approximately 50 feet above grade. The building is a legal non-complying structure in that it exceeds current zoning height limits. The building was constructed prior to zoning height restrictions. AT&T has previously located omnidirectional antennas on the building, which would be removed under the current project.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Marina Neighborhood one block north of Lombard Street. The subject site is zoned NC-2, which are characterized in the Planning Code as districts with linear shopping streets providing convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. These districts range in size from two or three blocks to many blocks, although the commercial development in longer districts may be interspersed with housing or other land uses. Housing development in new buildings is encouraged above the ground story.
4. **Project Description.** The proposal is to remove three omnidirectional whip antennas and install up to nine panel antennas and associated equipment cabinets as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 5 (Preferred Location – Mixed use building in high density district) according to the Wireless Telecommunications Services (WTS) Siting Guidelines. Three panel antennas will be mounted within three faux vent pipes on the southeast corner of the building, three antennas will be mounted behind a screen at the northeast

corner of the building, and three antennas will be mounted within a cabinet at the building's northwest corner. The associated equipment cabinets will be located at grade within an existing lightwell along the north property line. All elements will be approximately 50 feet above grade. The screening material is a synthetic material that is RF (Radio Frequency) Transparent, which allows transmission to occur even though the antennas are obscured. All the antennas measure approximately 51" tall, by 12" wide by 7" thick. The proposed WTS installation also includes the installation of the associated mechanical equipment, including six cabinets ranging between 17" – 30" tall, 17" – 25" wide, and 7" – 28" deep; and four battery back-up units – all to be located on the building's roof behind screening.

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.

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

On November 3, 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 711.83 and 303 to install a wireless telecommunications facility consisting of nine panel antennas and related equipment on an existing three-story mixed-use building as part of AT&T'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 5, as it is a preferred location for a mixed-use building in a high density district.
7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 700 - 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.
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 no other antennas within 100 feet of this site. AT&T proposes to install nine new antennas. The antennas will be mounted at a height of approximately 50 feet above the ground. The estimated ambient RF field from the proposed AT&T transmitters at ground level is calculated to be 0.0026 mW/sq cm., which is 2.9% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 61 feet and does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish, and Chinese. Workers should not have access to within 20 feet of the front of the antennas while in operation.
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 Thursday, April 14, 2011 at the Moscone Recreation Center, Community Room #1, located at 1800 Chestnut Street. Three members of the public attended the meeting.

12. **Five-year plan:** Per the *Guidelines*, the project sponsor submitted its latest five-year plan, as required, in October, 2011.

13. **Public Comment.** As of October 27, 2011, the Department has received one letter in support of the proposal.

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 Sections 711.83 and 303, a Conditional Use authorization is required for the installation of a public use such as wireless transmission facility.

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 2300 – 2320 Chestnut 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 and determined to not cause the removal or alteration of any significant architectural features on the subject known historic resource.*

*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 2300 – 2320 Chestnut 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's 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 vicinity generally bounded by Lombard, Divisadero, Pierce and Bay Streets, as indicated in the coverage maps. This facility will fill in the gaps to improve coverage in the Marina 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 on the existing building roof and screened from view by faux vent pipes and screen walls. The proposal, at approximately 80 feet above grade, 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 purposes of the NC-2 District in that the intended use is located in an existing building approximately 50 feet tall, set back from the street frontage and screened from view.*

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

## 2009 HOUSING ELEMENT

### BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE

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

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

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

*The project will improve AT&T Mobility 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 “stealths” the proposed antennas and related equipment by locating the antennas and equipment cabinets within faux vent pipes and behind screen walls. 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 proposed façade alterations do not cause the removal or alteration of any significant architectural features and has been determined to be categorically exempt as class 3.*

- 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 711.83 and 303 to install up to nine panel antennas and associated equipment cabinets on a mixed-use building as part of a wireless transmission network operated by AT&T Wireless on a Location Preference Five (Preferred Location – Mixed Use Building in High Density District) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and a 40-X Height and Bulk District and subject to the conditions of approval attached hereto as **Exhibit A**.

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

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **November 3, 2011**.

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Linda Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 3, 2011

## **EXHIBIT A**

### **AUTHORIZATION**

This authorization is for a Conditional Use Authorization under Planning Code Sections 711.83 and 303 to install a wireless telecommunications facility consisting of nine panel antennas with related equipment, a Location Preference 5 (Preferred Location – Mixed Use Building in High Density District) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and a 40-X Height and Bulk District

### **RECORDATION OF CONDITIONS OF APPROVAL**

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **November 3, 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.

G:\DOCUMENTS\CONDITIONAL USES\2011.0288C - 2300 Chestnut Street, AT&T\Conditional Use Authorization - Wireless Motion.doc

## 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).*

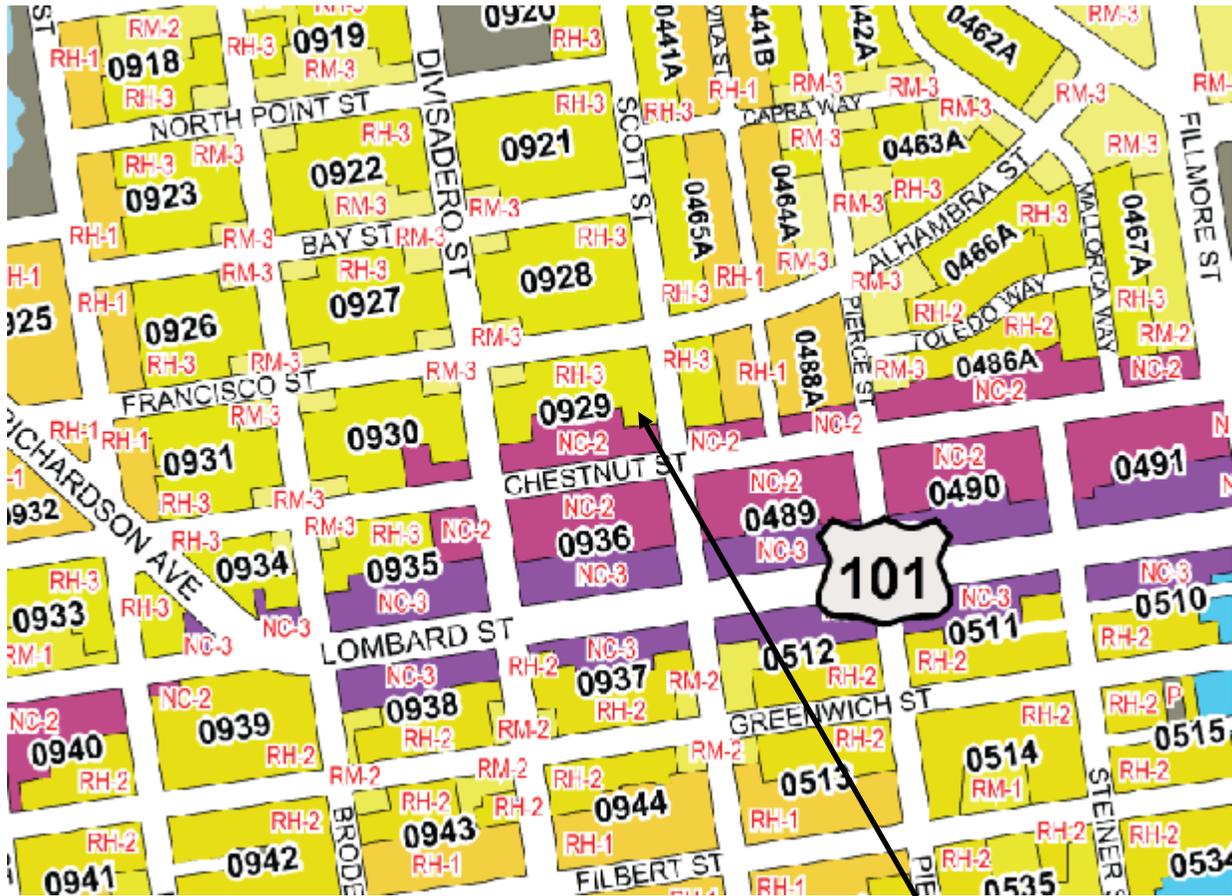
18. **Transfer of Operation – WTS.** Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is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

# Zoning District Map



**SUBJECT PROPERTY**



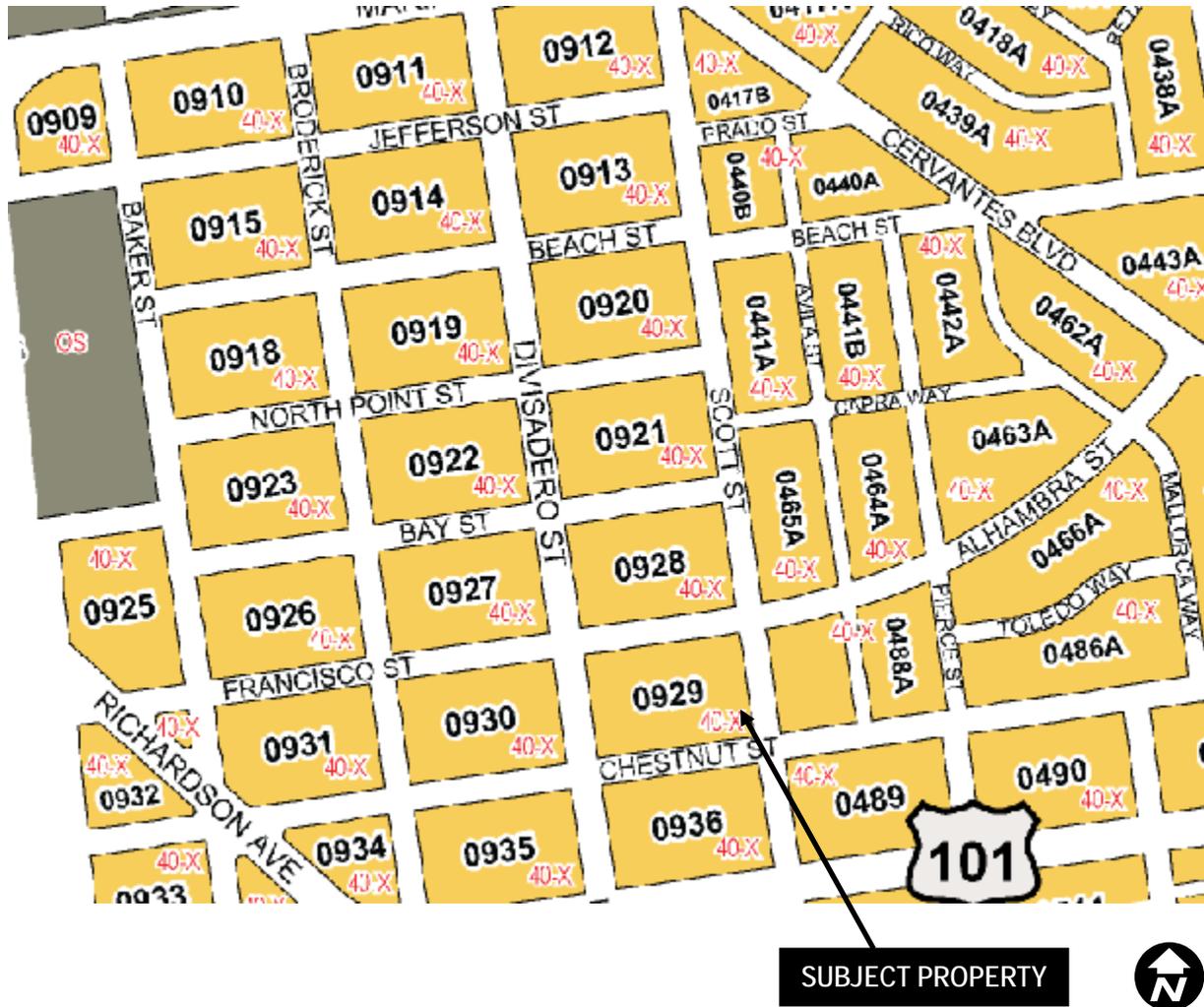
## ZONING USE DISTRICTS

- RESIDENTIAL, HOUSE DISTRICTS**
  - RH-1(D) RH-1 RH-1(S) RH-2 RH-3
- RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS**
  - RM-1 RM-2 RM-3 RM-4
- NEIGHBORHOOD COMMERCIAL DISTRICTS**
  - NC-1 NC-2 NC-3 NCD NC-S
- SOUTH OF MARKET MIXED USE DISTRICTS**
  - SPD RED RSD SLR SLI SSO
- COMMERCIAL DISTRICTS**
  - C-2 C-3-S C-3-G C-3-R C-3-O C-3-O(SD)
- INDUSTRIAL DISTRICTS**
  - C-M M-1 M-2

- CHINATOWN MIXED USE DISTRICTS**
  - CRNC CVR CCB
- RESIDENTIAL-COMMERCIAL DISTRICTS**
  - RC-3 RC-4
- REDEVELOPMENT AGENCY DISTRICTS**
  - MB-RA HP-RA
- DOWNTOWN RESIDENTIAL DISTRICTS**
  - RH DTR TB DTR
- MISSION BAY DISTRICTS**
  - MB-OS MB-O
- PUBLIC DISTRICT**
  - P

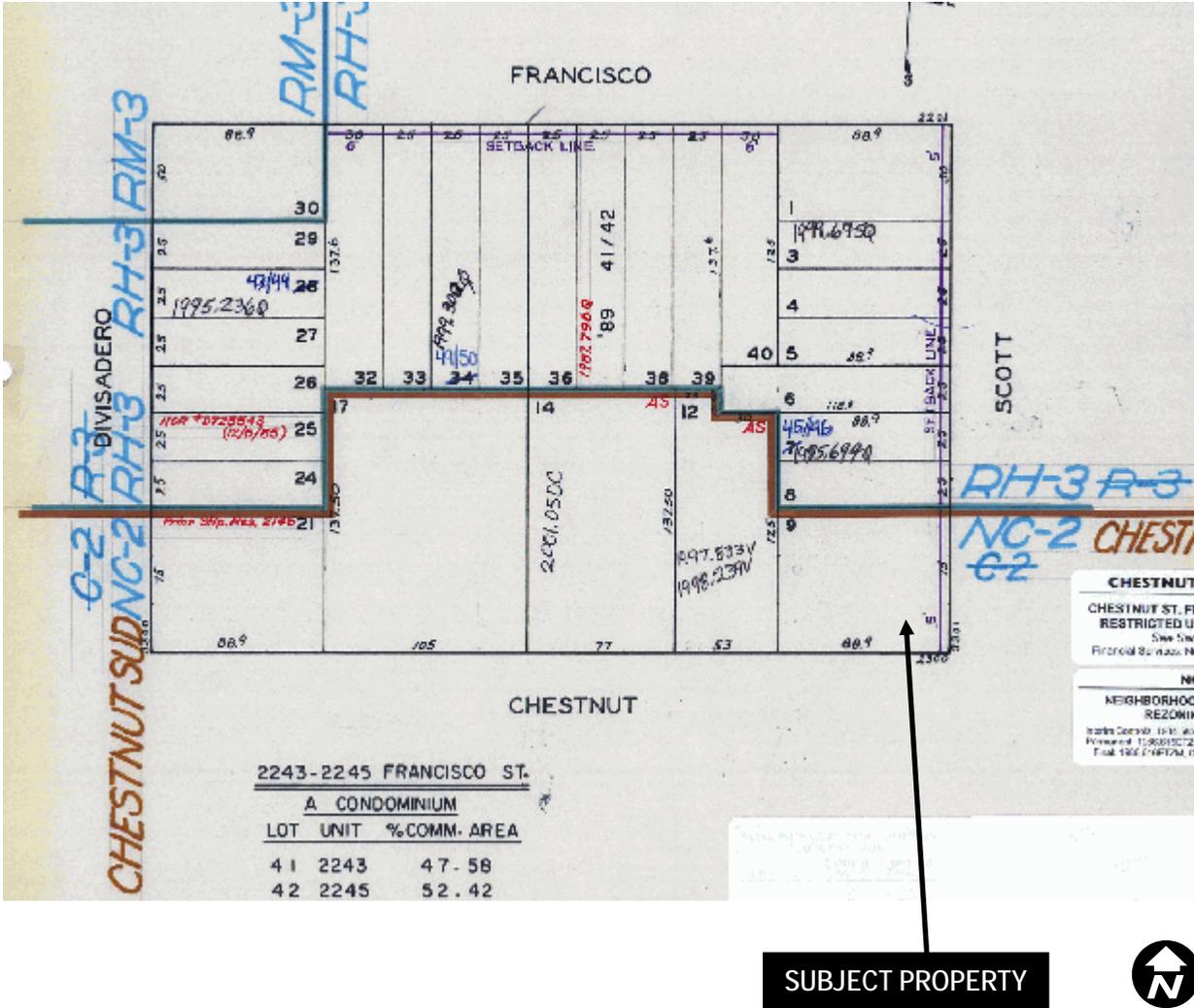
Conditional Use Hearing  
 Case Number 2011.0288C  
 AT&T Wireless  
 2300 – 2320 Chestnut Street

# Height and Bulk Map



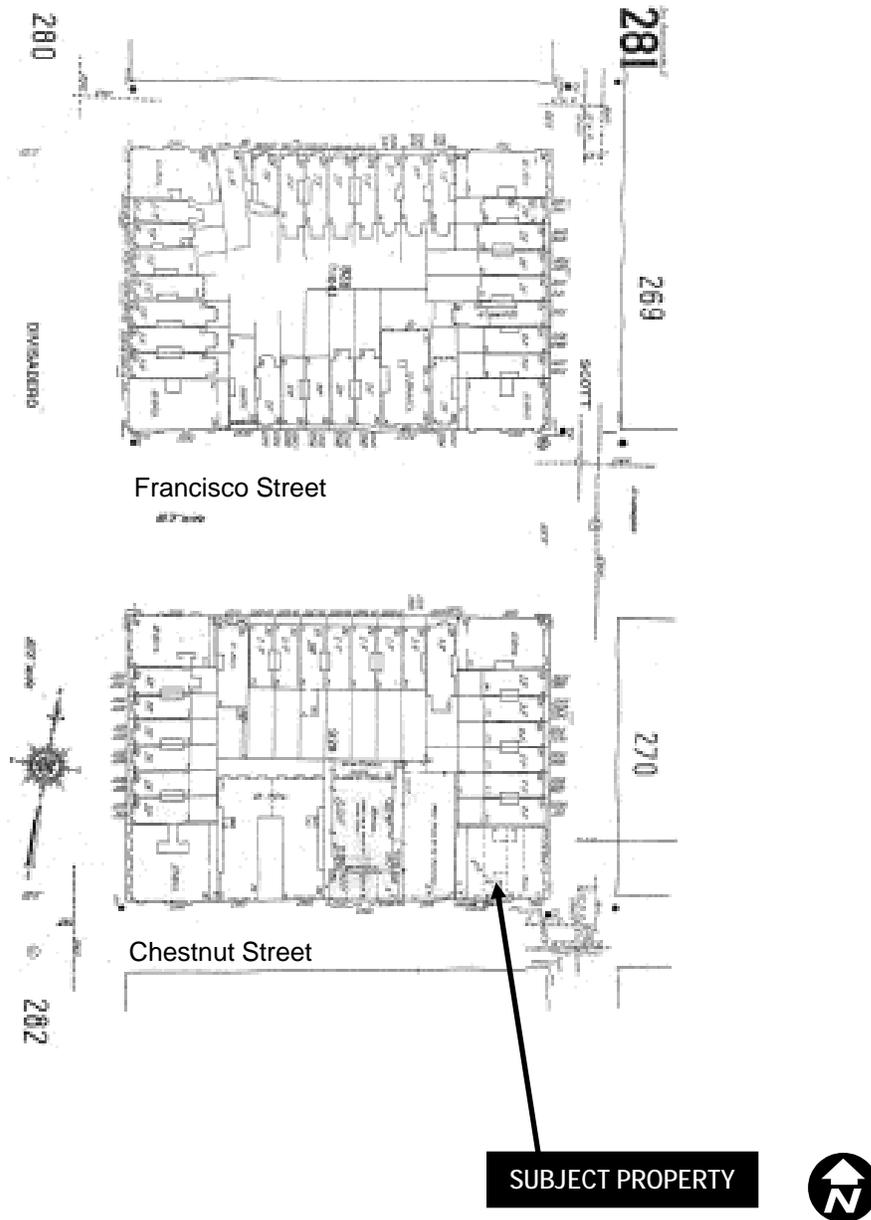
Conditional Use Hearing  
Case Number 2011.0288C  
AT&T Wireless  
2300 – 2320 Chestnut Street

# Parcel Map



Conditional Use Hearing  
**Case Number 2011.0288C**  
 AT&T Wireless  
 2300 – 2320 Chestnut Street

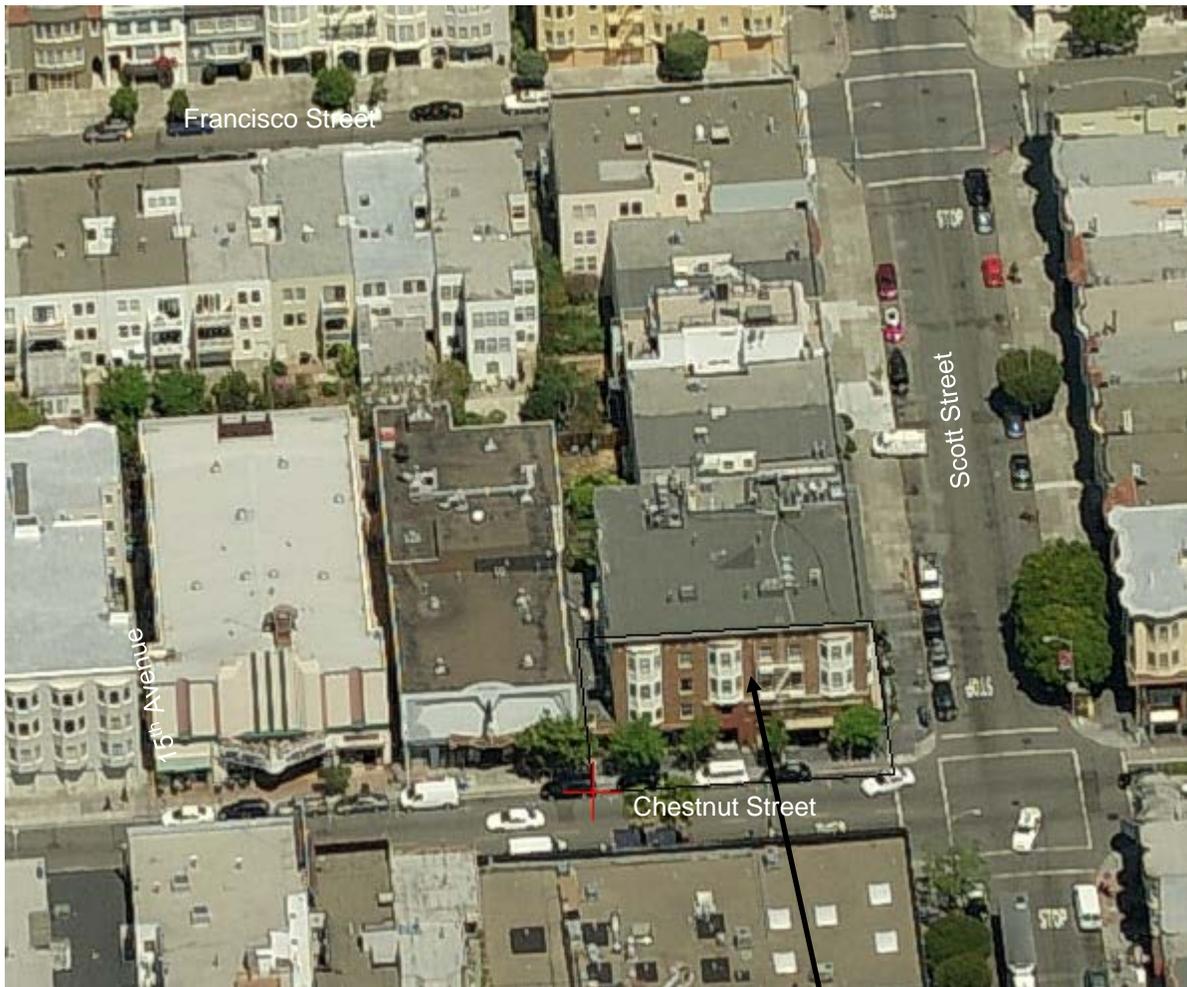
# Sanborn Map\*



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

Conditional Use Hearing  
Case Number 2011.0288C  
AT&T Wireless  
2300 – 2320 Chestnut Street

# Aerial Photo



**SUBJECT PROPERTY**



Conditional Use Hearing  
**Case Number 2011.0288C**  
AT&T Wireless  
2300 – 2320 Chestnut Street

## I. Scale of Locale – Contextual Photographs

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



Looking north down Scott Street towards subject building



Looking west down Chestnut Street towards subject building



Looking west down Chestnut Street at the northerly blockface



Looking north down Scott Street towards easterly blockface



Looking south down Scott Street towards the easterly blockface



Looking east down Chestnut Street at the southerly blockface

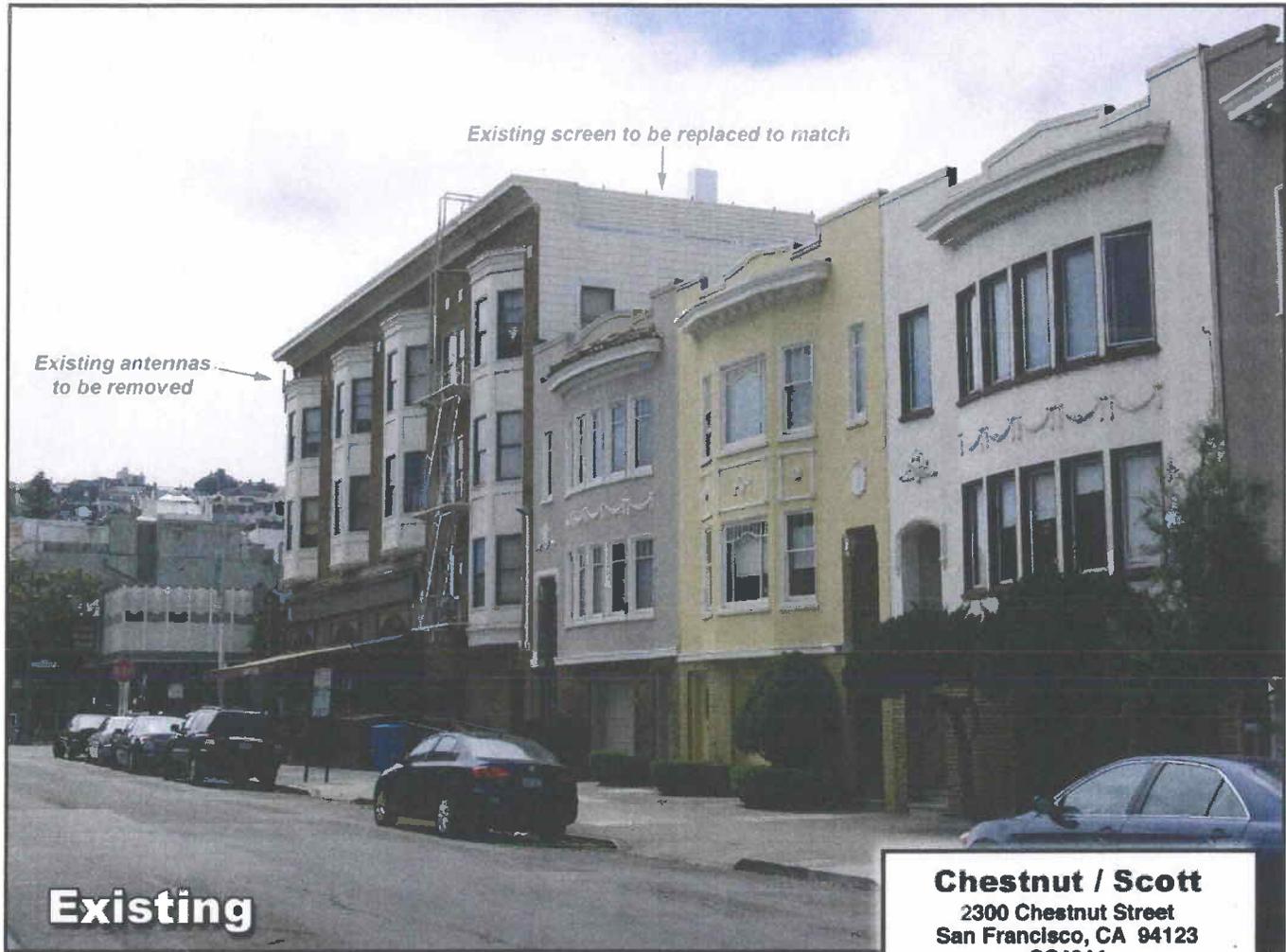


Looking south down Scott Street at the westerly blockface



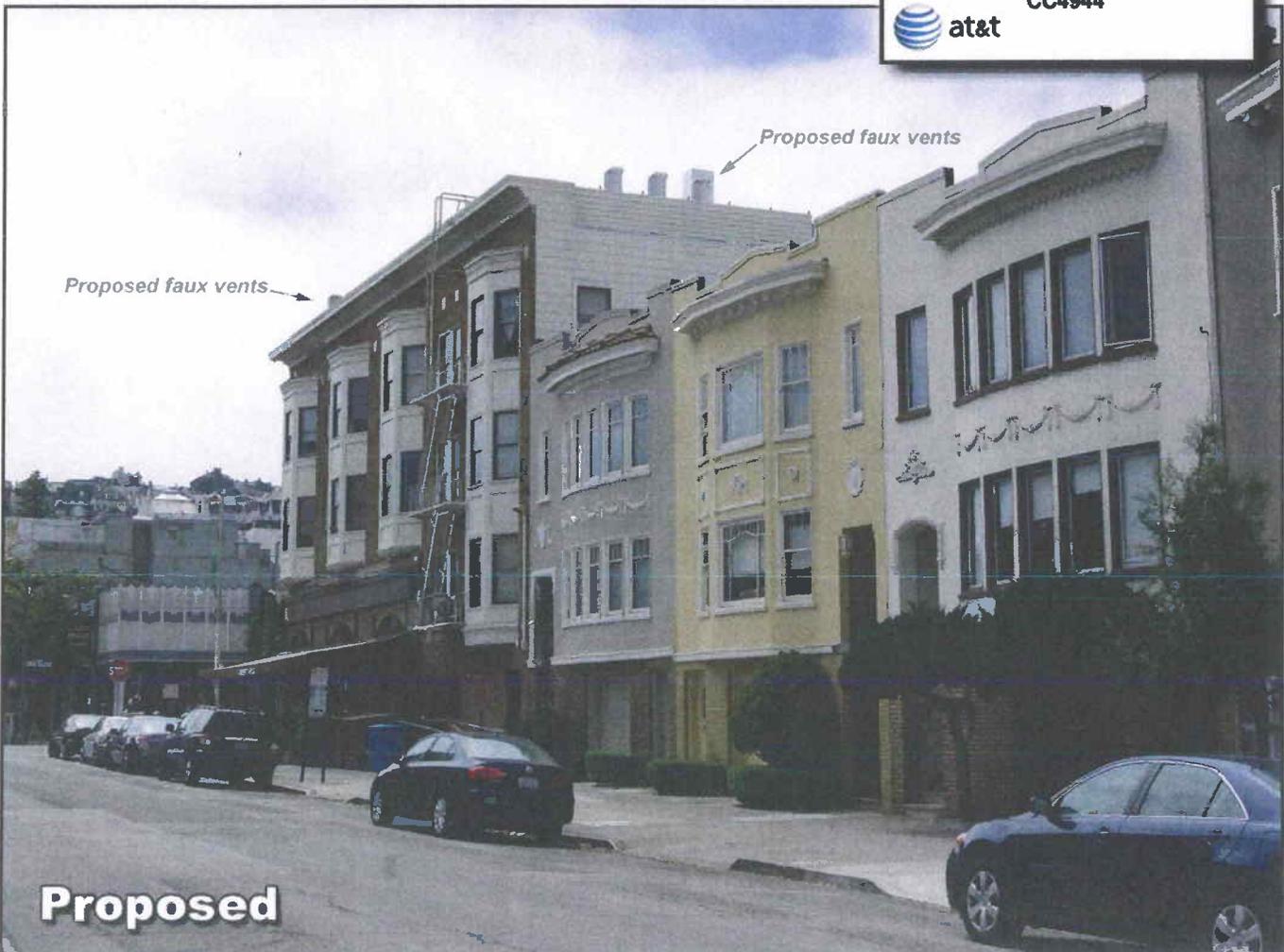
Looking west down Chestnut Street at the southerly blockface

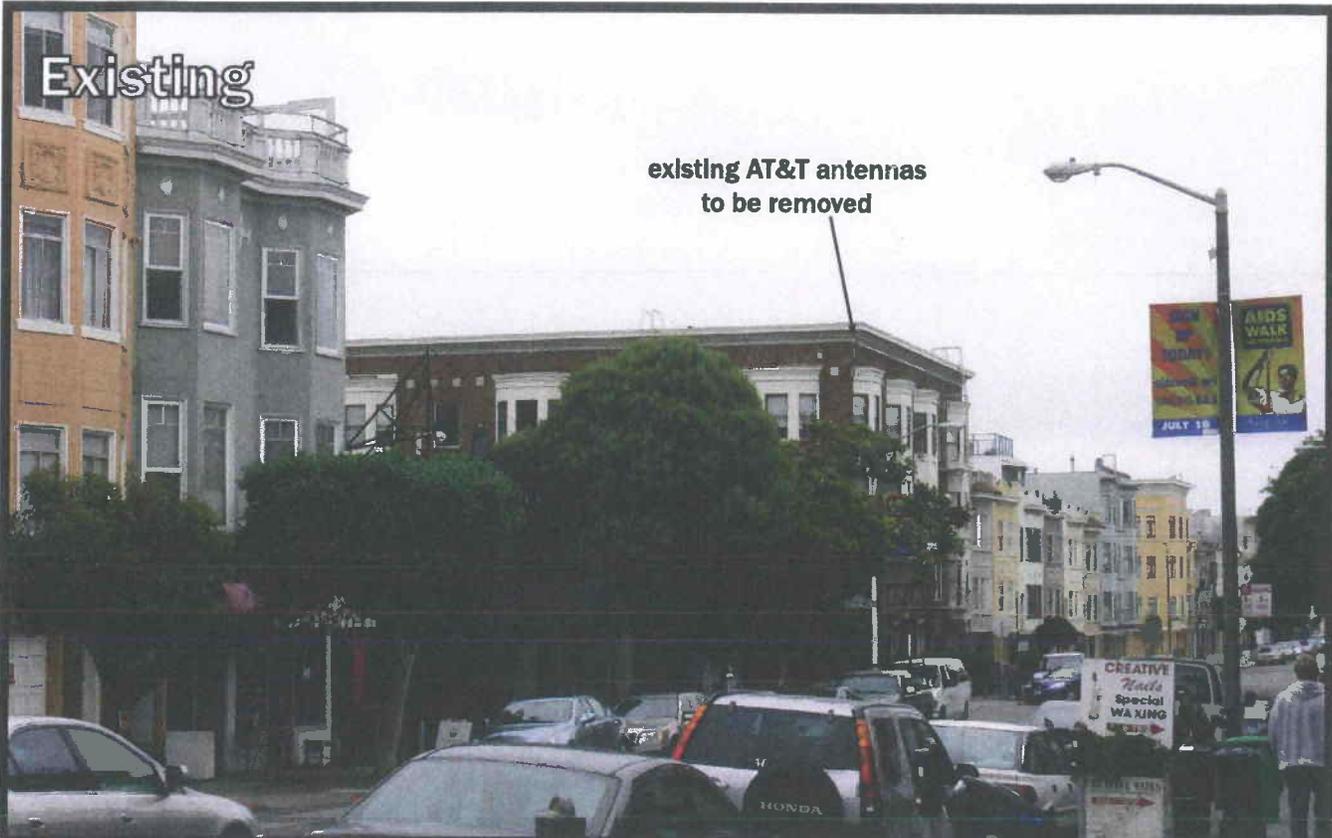
Photosimulation of view looking south along Scott Street, 150 ft from the nearest corner of the building.



**Chestnut / Scott**  
 2300 Chestnut Street  
 San Francisco, CA 94123  
 CC4944

at&t





Existing

existing AT&T antennas  
to be removed

	<p><b>SFA031</b></p>	<p><b>Chestnut/Scott</b></p>	<p>2300 Chestnut Street San Francisco, CA 94123</p>
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Proposed

proposed AT&T antennas  
inside new faux vents

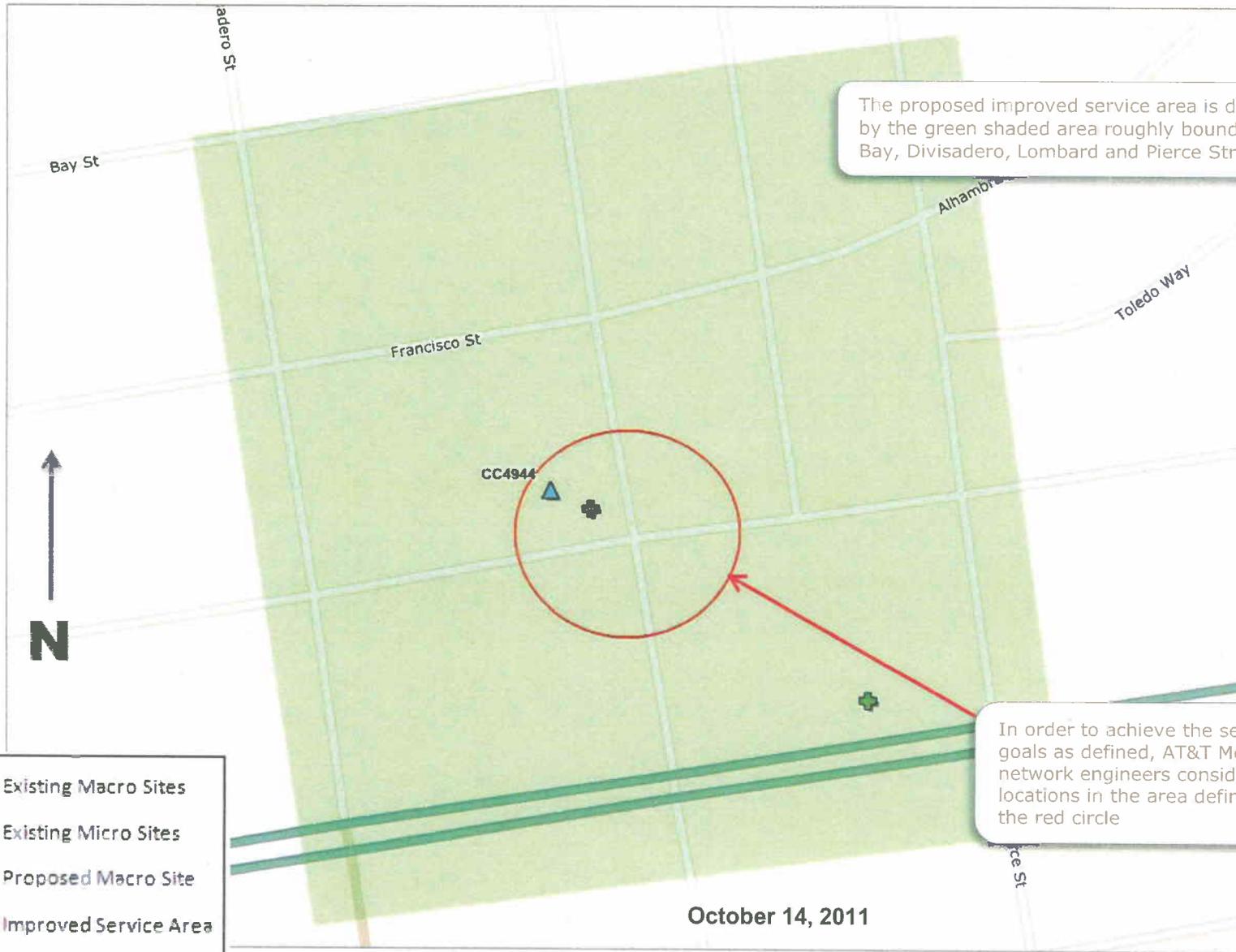
proposed AT&T antennas behind  
new RF transparent screen

Prepared by: **WW** 07.04.2011  
 WW Design & Consulting, Inc.  
 1654 Cardelero Court  
 Walnut Creek, CA 94596  
 info@photopia.com

Photomontage of the proposed telecommunication facility as seen looking north along Scott Street

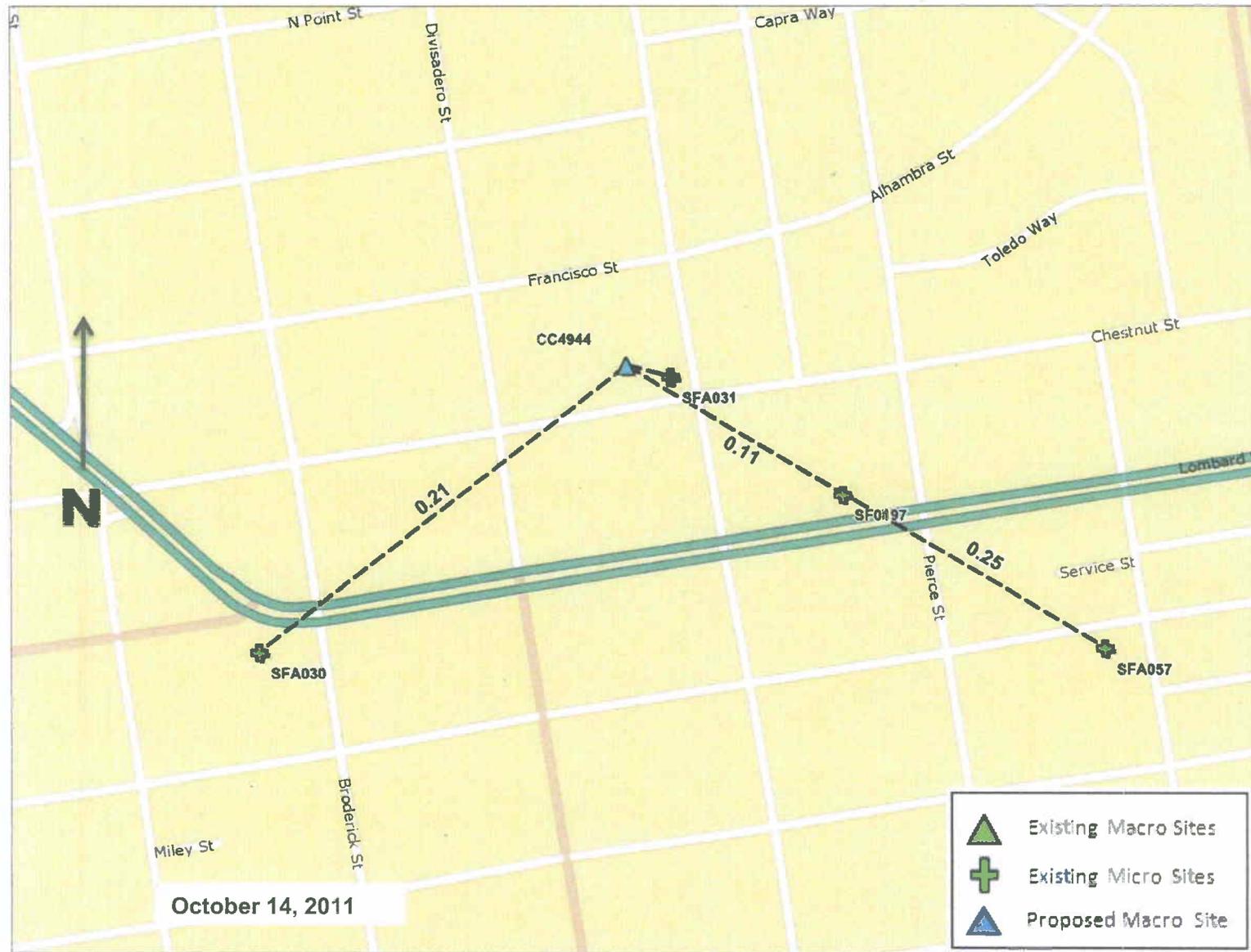
# Service Improvement Objective (CC4944)

2300 Chestnut St



- ▲ Existing Macro Sites
- + Existing Micro Sites
- ▲ Proposed Macro Site
- Improved Service Area
- Site Search Area

# Existing Surrounding Sites at 2300 Chestnut CC4944



# Proposed Site at 2300 Chestnut St (CC4944)

Service Area BEFORE site is constructed



# Proposed Site at 2300 Chestnut St (CC4944)

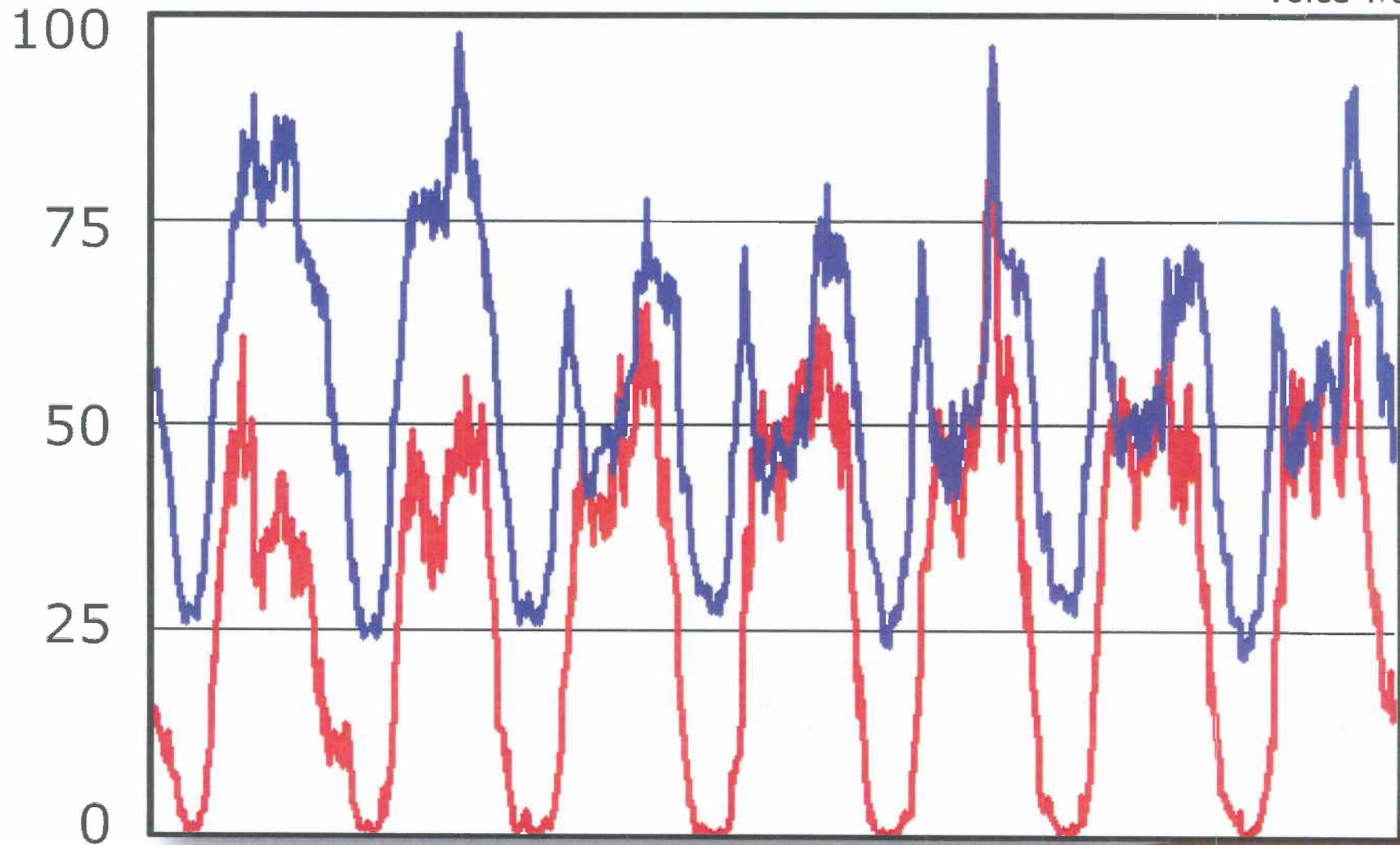
Service Area AFTER site is constructed



- ▲ 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 7-Day Traffic Profile for the Location of CC4944

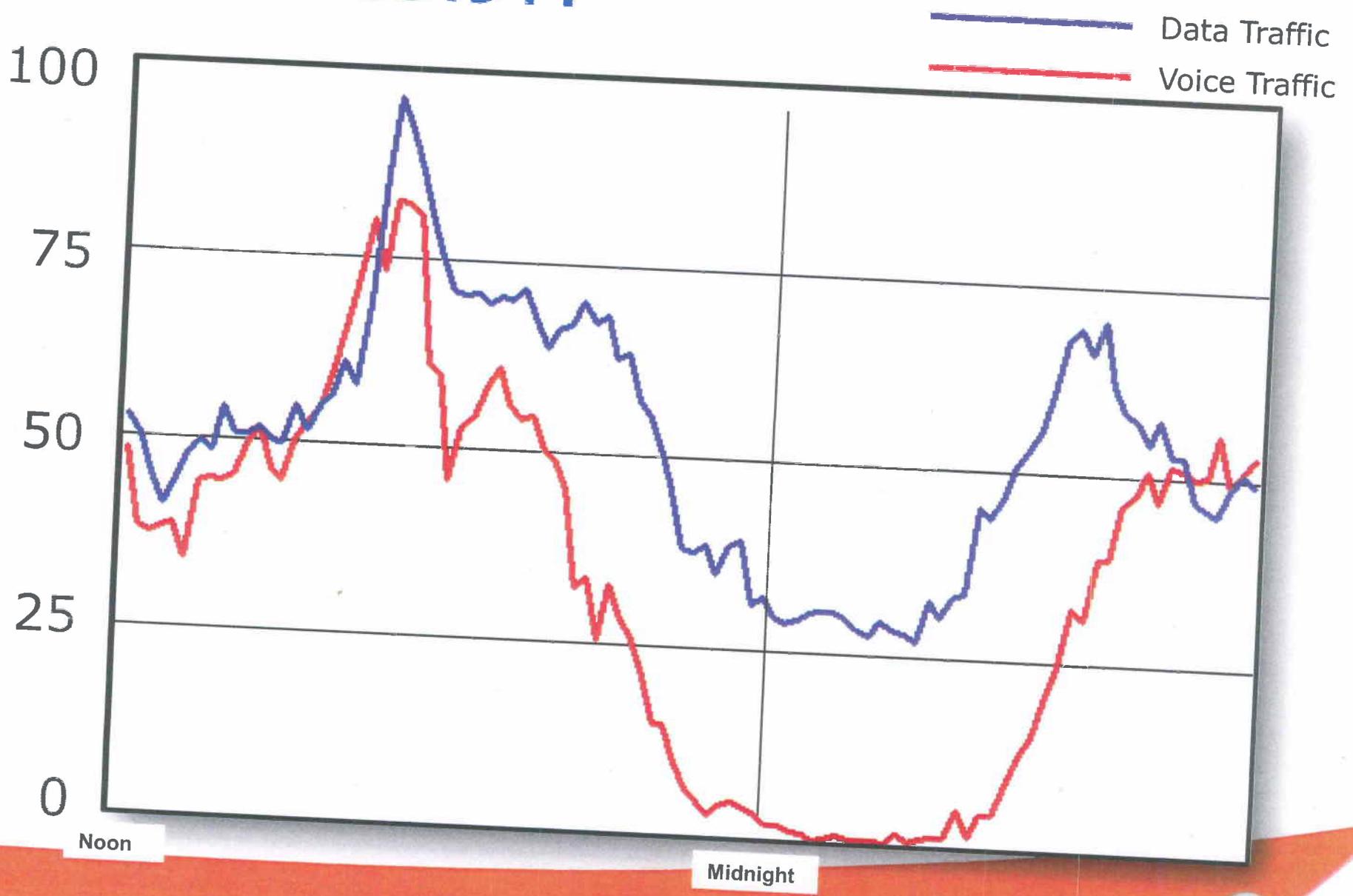
— Data Traffic  
— Voice Traffic



September 16, 2011



# Current 24-Hour Traffic Profile for the Location of CC4944



**AT&T Mobility • Base Station No. CC4944**  
**2300 Chestnut Street • San Francisco, California**

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

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

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

AT&T proposes to install nine Andrew Model DBXNH-6565A-R2M directional panel antennas above the roof of the building. Six antennas would be installed within individual enclosures, configured to resemble vents, near the northeast and southeast corners of the roof, and the other three antennas would be installed within a single view screen enclosure near the northwest corner of the roof. The antennas would be mounted with up to 4° downtilt at effective heights of at least 47½ feet above ground, 5½ feet above the roof, and would be oriented in groups of three toward 40°T, 160°T, and 300°T.

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

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

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

The maximum effective radiated power proposed by AT&T in any direction is 8,740 watts, representing simultaneous operation at 1,820 watts for AWS, 4,090 watts for PCS, 2,050 watts for cellular, and 780 watts for 700 MHz.

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

The drawings show the proposed antennas to be installed as described in Item 4 above. The nearest building of similar height was across the street, at least 75 feet away.

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

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed AT&T operation is calculated to be 0.028 mW/cm<sup>2</sup>, which is 3.1% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to be below 5% of the limit. The maximum calculated level at any nearby residential building would be 33% of the public exposure limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 61 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 publicly accessible areas.



**AT&T Mobility • Base Station No. CC4944  
2300 Chestnut Street • San Francisco, California**

**Statement of Hammett & Edison, Inc., Consulting Engineers**

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate proposed modifications to its existing base station (Site No. CC4944) located at 2300 Chestnut 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 <sup>2</sup>	1.00 mW/cm <sup>2</sup>
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.35	0.47
[most restrictive frequency range]	30–300	1.00	0.20

The site was visited by Rajat Mathur, P.E., a qualified engineer employed by Hammett & Edison, Inc., during normal business hours on January 24, 2011, a non-holiday weekday, and reference has been made to information provided by AT&T, including zoning drawings by Streamline Engineering and Design, Inc., dated August 31, 2011.

**Checklist**

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

AT&T had installed two omnidirectional antennas, one above the other, high on the southeast corner of the four-story mixed-use building located at 2300 Chestnut Street in San Francisco. Access to the antennas was restricted by their mounting location and height. There were observed no other wireless base stations at this site. Existing RF levels for a person at ground near the site were less than 1% of the most restrictive public exposure limit.

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

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

**AT&T Mobility • Base Station No. CC4944  
2300 Chestnut Street • San Francisco, California**

9. Describe proposed signage at site.

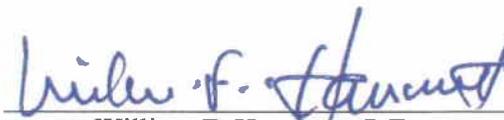
It is recommended that barricades be erected, as shown in Figure 1 attached, to preclude public access in areas between the antennas and the edge of the roof. To prevent occupational exposures in excess of the FCC guidelines, no access in these areas, such as might occur during maintenance work on the 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" with red paint stripes to the edge of the roof and posting explanatory warning signs\* at the roof access door and at the barricades, 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. Restricted areas need not reach within 4 feet of fire escape ladders or standpipes.

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, 2013. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

**Conclusion**

Based on the information and analysis above, it is the undersigned's professional opinion that the AT&T Mobility base station operation located at 2300 Chestnut Street in San Francisco, California, can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment. 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 roof areas and posting explanatory signs is recommended to establish compliance with occupational exposure limitations.



William F. Hammett, P.E.  
707/996-5200



September 30, 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.



Review of Cellular Antenna Site Proposals

**Project Sponsor :** AT&T Wireless **Planner:** Michelle Stahlhut  
**RF Engineer Consultant:** Hammett and Edison **Phone Number:** (707) 996-5200  
**Project Address/Location:** 2300 Chestnut St  
**Site ID:** 111 **SiteNo.:** CC4944

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

- X 1. The location of all existing antennas and facilities. Existing RF levels. (WTS-FSG, Section 11, 2b)  
 Existing Antennas      No Existing Antennas: 2
- X 2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from the approved antennas. (WTS-FSG Section 11, 2b)  
 Yes     No
- X 3. The number and types of WTS within 100 feet of the proposed site and provide estimates of cumulative EMR emissions at the proposed site. (WTS-FSG, Section 10.5.2)  
 Yes     No
- X 4. Location (and number) of the Applicant's antennas and back-up facilities per building and number and location of other telecommunication facilities on the property (WTS-FSG, Section 10.4.1a)
- X 5. Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to the application (WTS-FSG, Section 10.4.1c)  
 Maximum Power Rating: 8740 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: 8740 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: 0.028  $\text{mW}/\text{cm}^2$       Maximum RF Exposure Percent: 3.1
- 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.
 

<input checked="" type="checkbox"/> Public_Exclusion_Area	Public Exclusion In Feet:	<u>61</u>
<input checked="" type="checkbox"/> Occupational_Exclusion_Area	Occupational Exclusion In Feet:	<u>20</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 2 antennas operated by AT&T Wireless installed on the roof top of the building at 2300 Chestnut Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. AT&T Wireless proposes to remove 2 antennas and to install 9 new antennas. The antennas are mounted at a height of 48 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.028 mW/sq cm., which is 3.1 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 61 feet and does not reach any publicly accessible areas. Warning signs must be posted at the barricades, antennas and roof access points in English, Spanish and Chinese. Worker should not have access to the prohibited access areas which extend from the face of the antennas to the edge of the rooftop while the antennas are in operation. These areas must be marked with red striping on the rooftop and barricades should be installed to prevent worker access.

     **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: 10/5/2011

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

April 19, 2011

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

Re: Case No. 2011.0288C Community Meeting for proposed AT&T Mobility facility at 2300 Chestnut Street

Dear Ms. Vellve,

On April 14, 2011, AT&T mobility held a community meeting regarding the proposed wireless facility at 2300 Chestnut Street. The attached notification announced the community presentation was to be held at the Moscone Recreation Center at 1800 Chestnut Street, San Francisco, CA 94123 at 7:00 p.m. Notice of the meeting was mailed out on March 31, 2011 to 984 owners and tenants within 500 feet of the proposed installation and 18 neighborhood organizations.

Corey Alvin with KDI representing Ericsson and AT&T conducted the meeting along with Tedi Vriheas representing AT&T External Affairs who was there to answer general AT&T network questions and Bill Hammett, a radio-frequency engineer with Hammett and Edison who was there to answer any questions regarding the EMF emissions from the proposed wireless facility. Three (3) members of the community attended. Various questions were asked regarding the facility including AT&T's service objective, the site selection process and AT&T's plan for the Marina district. One (1) member of the community, who lives in a nearby building where there is no coverage and many residents use AT&T smart phones, expressed strong support for the proposed installation. The questions were answered and no objections to the facility were raised.

Please contact me if you have any questions or concerns.

Sincerely,



Amy Million  
KDI Planning  
Representing AT&T Mobility

Attachments:

Community Meeting Notice  
Affidavit  
Neighborhood Groups List  
Sign-Up Sheet

## Affidavit of Conducting a Community Outreach Meeting

I, Amy Million, do hereby declare as follows:  
(print name)

1. I have conducted a **Community Outreach Meeting** for the proposed wireless telecommunication facility in accordance with Planning Commission Resolution No. 16539.
2. The meeting was conducted at Moscone Center, 1800 Chestnut Street (location/address) on April 14, 2011 (date) from 7:00 p.m. (time).
3. I have included the **meeting notice, sign-up sheet, and response summary**. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, April 18, 2011 IN SAN FRANCISCO, CA

  
\_\_\_\_\_  
Signature

Amy Million, KDI  
\_\_\_\_\_  
Name (type or print)

Agent representing AT&T Mobility  
\_\_\_\_\_  
Relationship to Project, e.g., Owner, Agent  
(if Agent, give business name and profession)

2300 Chestnut Street  
\_\_\_\_\_  
Project Address

## NOTICE OF NEIGHBORHOOD MEETING

### To: Neighborhood Groups, Neighbors & Owners within 500' radius of 2300 Chestnut Street

#### Meeting Information

Date: April 14, 2011  
Time: 7:00 p.m.  
Where: Moscone Recreation Center  
Community Room #1  
1800 Chestnut Street  
San Francisco, CA 94123

#### Site Information

Address: 2300 Chestnut Street  
Block/Lot 0929/009  
Zoning: NC-2

#### Applicant

AT&T Mobility

#### Contact Information

AT&T Mobility Hotline  
(415) 646-0972

AT&T Mobility is proposing to upgrade its existing wireless communication facility at 2300 Chestnut Street, needed by AT&T Mobility as part of its San Francisco wireless network. The proposed AT&T Mobility site is an unmanned facility consisting of the installation of nine (9) panel antennas in three locations on the building's roof behind new radio frequency transparent screen walls painted and textured to match the existing screen walls and building façade. The equipment will be located within an outdoor storage area along the north side of the building, not visible from the public right-of-way. Plans and photo simulations will be available for your review at the meeting. You are invited to attend an informational community meeting located at the Moscone Recreation Center, Community Room #1, 1800 Chestnut Street on April 14, at 7:00 p.m. to learn more about the project.

If you have any questions regarding the proposal and are unable to attend the meeting, please contact the AT&T Mobility Hotline at (415) 646-0972 and an AT&T Mobility specialist will return your call. Please contact Sara Vellve, project planner with the San Francisco Department of City Planning at (415) 558-6263 if you have any questions regarding the planning process.

**NOTE: If you require an interpreter to be present at the meeting, please contact our office at (415) 646-0972 no later than 5:00pm on Tuesday, April 12, 2011 and we will make every effort to provide you with an interpreter.**

## NOTIFICACIÓN DE REUNIÓN DE VECINDARIO

### Para: Grupos del vecindario, vecinos y propietarios dentro de un radio de 500' de 2300 Chestnut Street

#### Información de la reunión

Fecha: 14 de abril de 2011  
Hora: 7:00 p.m.  
Dónde: Moscone Recreation Center  
Sala Comunitaria #1  
1800 Chestnut Street  
San Francisco, CA 94123

#### Información del lugar

Dirección: 2300 Chestnut Street  
Cuadra/Lote 0929/009  
Zonificación: NC-2

#### Solicitante

AT&T Mobility

#### Información de contacto

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

AT&T Mobility propone una actualización de la instalación de comunicaciones inalámbricas actual en 2300 Chestnut Street necesaria para AT&T Mobility como parte de su red inalámbrica en San Francisco. La ubicación propuesta de AT&T Mobility es una instalación sin personal que consta de la instalación de nueve (9) antenas panel ubicadas en el techo detrás de nuevas paredes de pantalla transparente de radiofrecuencia pintadas y texturadas para que combinen con el edificio. El equipamiento estará ubicado dentro de un área de almacenamiento externa en la parte norte del edificio, no visible desde el paso público. Habrá planos y fotos disponibles para que usted los revise en la reunión. Se lo invita a asistir a una reunión informativa de la comunidad que se realizará en Moscone Recreation Center, Sala Comunitaria #1, 1800 Chestnut Street el 14 de abril de 2011 a las 7:00 p.m. para tener más información sobre el proyecto.

Si tiene preguntas relacionadas con la propuesta y no puede asistir a la reunión, por favor, llame a la Línea Directa de AT&T Mobility, (415) 646-0972, y un especialista de AT&T Mobility le devolverá el llamado. Por favor, contacte a Sara Vellve, planificadora de proyecto, en el Departamento de Planificación de la Ciudad de San Francisco al (415) 558-6263 si tiene alguna pregunta relacionada con el proceso de planificación.

**NOTA: Si necesita que un intérprete esté presente en la reunión, por favor,**





**SAN FRANCISCO  
PLANNING  
DEPARTMENT**

# DECLARATION OF INTENT FOR Wireless Telecommunications Facility Section 106 Review

Planning Department  
1660 Mission Street  
Suite 405  
San Francisco, CA  
94103-0425

T: 415.558.6378  
F: 415.558.6409

A Section 106 evaluation is required for all new WTS facilities proposed on any structure 45 years of age and older, within 250 feet of an eligible historic district, or a significant alteration to an existing site. Complying with Section 106 of the National Historic Preservation Act (NHPA) is a statutory obligation that is separate and distinct from complying with the National Environmental Policy Act (NEPA). For more information, please visit the California Office of Historic Preservation web site, [http://ohp.parks.ca.gov/?page\\_id=22327](http://ohp.parks.ca.gov/?page_id=22327).

You must submit this affidavit along with the Wireless Telecommunications Facility checklist to the Planning Department.

## Declaration of Intent for Section 106 Review

I, Jennifer Estes, do hereby declare as follows:

a. The subject Wireless Telecommunications Facility is located at (address):

2300 CHESTNUT ST.

Address

b. I am aware that, according to Section 106 of the NHPA that evaluation is required for all new WTS facilities proposed on any structure 45 years of age and older, within 250 feet of an eligible historic district, or a significant alteration to an existing site; and intend to comply with all said requirements.

c. I am a duly authorized officer or owner of the subject business.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on this day, MARCH 29, 2011, in

430 Bush St., San Francisco CA

Location

Signature

Jennifer Estes, Project Manager for AT&T Mobility

Name (Print), Title

415.774.1248

Contact Phone Number

AT&T MOBILITY CONDITIONAL USE PERMIT APPLICATION  
2300 CHESTNUT STREET

STATEMENT OF GORDON SPENCER

I served as AT&T's radio frequency engineer with respect to the proposed wireless communications facility at 2300 Chestnut 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 Bay, Divisadero, Lombard and Pierce Streets. As explained below, the service coverage gap is caused by obsolete and inadequate infrastructure along with increased use of wireless broadband services (3G Smartphone) in the area.

AT&T installed the existing wireless equipment years ago as an accessory use to the Property. This site was never designed to provide service coverage for the surrounding area, and the coverage provided beyond the Property is not sufficient. AT&T seeks to replace the existing infrastructure because the following limitations cause quality of service issues, which are exacerbated with increased usage. First, the existing antennas cannot be down-tilted and, as a result, tend to over propagate along intersecting streets. This causes downlink interference to mobile devices that are connected to other sites. The new antennas may be down-tilted and remedy this problem.

Second, the existing equipment does not have uplink diversity, which causes mobile devices connected to this site to transmit at a higher level. The higher level transmission causes increased noise that saturates the uplink for both this site and on surrounding sites. This, in turn, leads to mobile devices connected to other sites increasing their power to overcome the high uplink noise level, which cause the same noise issues described below as sites that experience service coverage gaps during high demand periods. The new equipment addresses this problem because it has uplink diversity.

Third, the existing antennas are too low to the ground and, as a result, do not provide acceptable in-building coverage beyond the buildings they are near and do not provide acceptable coverage on adjacent streets. The new antennas are higher and, combined with the ability to be down-tilted, will provide broader service coverage, especially in-building coverage. 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 quality. 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 and the usage 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.

  
Gordon Spencer

August 12, 2011



# at&t

**CHESTNUT/SCOTT**  
**2300 CHESTNUT STREET**  
**SAN FRANCISCO, CA 94123**  
**CC4944**

**CHESTNUT/SCOTT**

CC4944  
 2300 CHESTNUT STREET  
 SAN FRANCISCO, CA 94123

**ISSUE STATUS**

Δ	DATE	DESCRIPTION	BY
	01/31/11	2D 90%	J.S.
	02/02/11	2D 100%	C.C.
	07/16/11	CLIENT REV	C.C.
	08/12/11	CLIENT REV	J.S.
	08/31/11	CLIENT REV	J.S.

DRAWN BY: J. SMITH  
 CHECKED BY: C. MATHISEN  
 APPROVED BY: -  
 DATE: 08/31/11

**Streamline Engineering**  
 2288 Phelan Rd. Suite 200, Colma, CA 94015  
 Tel: 650-973-1100  
 E-Mail: amy@streamlineeng.com, Fax: 916-650-1841  
 STREAMLINE ENGINEERING IS AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEX, AGE, MARITAL STATUS, PREGNANCY, OR ANY OTHER CHARACTERISTIC PROTECTED BY FEDERAL, STATE, OR LOCAL LAWS.

**PROJECT DESCRIPTION**

A MODIFICATION TO AN (E) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF REMOVING & REPLACING (E) AT&T EQUIPMENT & ADDING (S) (P) RBS CABINETS & (6) (P) PBC-02 CABINETS LOCATED INSIDE A (P) 74 SOFT GROUND LEASE AREA. ALSO REMOVING (E) OMNI ANTENNAS AND INSTALLING (3) (P) AT&T ANTENNAS BEHIND (6) (P) #18" FAUX VENT PIPES PAINTED A MATTE METAL FINISH & A (P) FRP SCREEN BOX PAINTED TO MATCH (E) BUILDING. ALSO ADDING A (P) 18" CABLE TRAY.

**PROJECT INFORMATION**

SITE NAME: CHESTNUT/SCOTT SITE #: CC4944  
 COUNTY: SAN FRANCISCO JURISDICTION: CITY OF SAN FRANCISCO  
 BLOCK/LDI: 0929-009 POWER: PG&E  
 SITE ADDRESS: 2300 CHESTNUT STREET TELEPHONE: AT&T  
 SAN FRANCISCO, CA 94123  
 CURRENT ZONING: NC-2  
 CONSTRUCTION TYPE: IV-B  
 OCCUPANCY TYPE: UNMANNED COMMUNICATIONS FACILITY  
 HEIGHT / BULK: 40'-X  
 PROPERTY OWNER: ROLAND TOGNAZZINI  
 930 IRWIN STREET SUITE 211  
 SAN RAFAEL, CA 94901  
 APPLICANT: AT&T  
 430 BUSH ST, 5TH FLOOR  
 SAN FRANCISCO, CA 94108  
 LEASING CONTACT: ATTN: COREY ALVIN  
 (415) 760-9763  
 ZONING CONTACT: ATTN: AMY MILLION  
 (949) 307-6431  
 CONSTRUCTION CONTACT: ATTN: STEVE ROMERO  
 (925) 876-9240  
 LATITUDE: N 37° 45' 1.32" NAD 83  
 LONGITUDE: W 122° 26' 29.39" NAD 83  
 AMSL: ±20.6'

**VICINITY MAP**



**DRIVING DIRECTIONS**

FROM: 430 BUSH STREET, 5TH FLOOR, SAN FRANCISCO, CA 94108  
 TO: 2300 CHESTNUT STREET, SAN FRANCISCO, CA 94123

1. HEAD EAST ON BUSH ST TOWARD CLAUDE LN. 207 FT
2. TAKE THE 1ST LEFT ONTO KEARNEY ST. 0.5 MI
3. TURN LEFT AT BROADWAY. 1.0 MI
4. TURN RIGHT AT VAN NESS AVE. 0.4 MI
5. TURN LEFT AT LOMBARD ST. 0.9 MI
6. TURN RIGHT AT SCOTT ST. 338 FT
7. TAKE THE 1ST LEFT ONTO CHESTNUT ST. 59 FT

END AT: 2300 CHESTNUT STREET, SAN FRANCISCO, CA 94123  
 ESTIMATED TIME: 21 MINUTES ESTIMATED DISTANCE: 8.9 MILES

**CODE COMPLIANCE**

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

1. 2010 CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
2. 2010 CALIFORNIA BUILDING CODE
3. 2010 CALIFORNIA ELECTRICAL CODE
4. 2010 CALIFORNIA MECHANICAL CODE
5. 2010 CALIFORNIA PLUMBING CODE
6. 2010 CALIFORNIA FIRE CODE
7. LOCAL BUILDING CODES
8. CITY/COUNTY ORDINANCES
9. ANSI/ISA-TIA-222-G

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

**DISABLED ACCESS REQUIREMENTS**

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE TITLE 24 PART 2, SECTION 1134B.2.1, EXCEPTION 4

**SHEET INDEX**

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

**APPROVAL**

RF  
 LEASING  
 ZONING  
 CONSTRUCTION  
 AT&T  
 ERICSSON



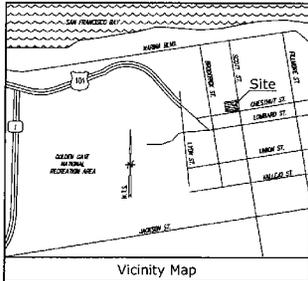
430 BUSH ST, 5TH FLOOR  
 SAN FRANCISCO, CA 94108

**SHEET TITLE:**

TITLE

**SHEET NUMBER:**

T-1



**Title Report**

THIS SURVEY WAS COMPLETED FOR THE BENEFIT OF A TITLE REPORT.

**Legal Description**

LOT 8 IN BLOCK 029, IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

**Assessor's Parcel No.**

029-009

**Easements**

NOT AVAILABLE

**Access Easement/Lease Area**

TO BE DETERMINED

**Geographic Coordinates at Center of Sectors**

1983 DATUM LATITUDE: 37° 48' 09.3374" N LONGITUDE: 122° 27' 29.337" W

ELEVATION: +38.622 FEET ABOVE MEAN SEA LEVEL.

**DESCRIPTION:**  
THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 10 FEET HORIZONTALLY AND THAT THE ELEVATION SHOWN ABOVE IS 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 DECIMAL DEGREES (11 MINUTES (11) AND SECONDS (33.74) TO THE NEAREST HUNDRETH OF A SECOND. THE VERTICAL DATUM (ELEVATION) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1983 (NAVD 83) AND IS EXPRESSED TO THE NEAREST TENTH OF A FOOT.

**Basis of Bearings**

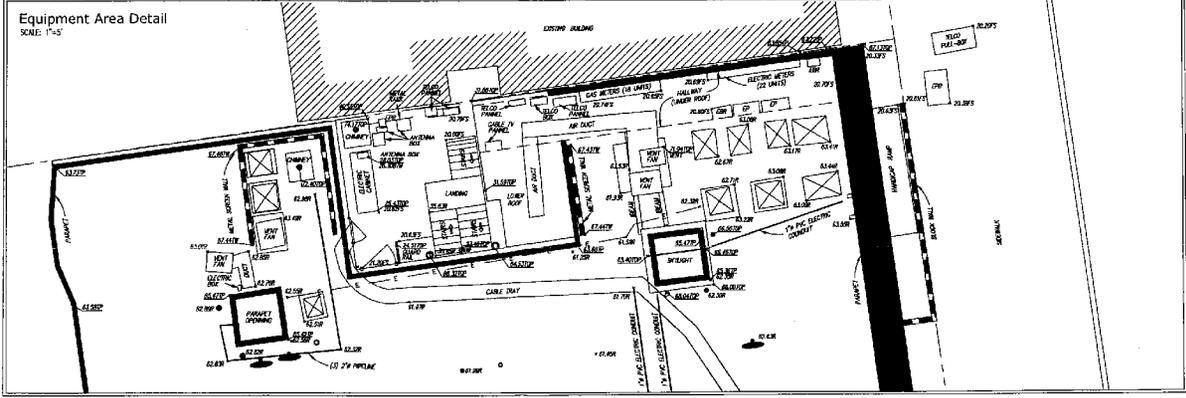
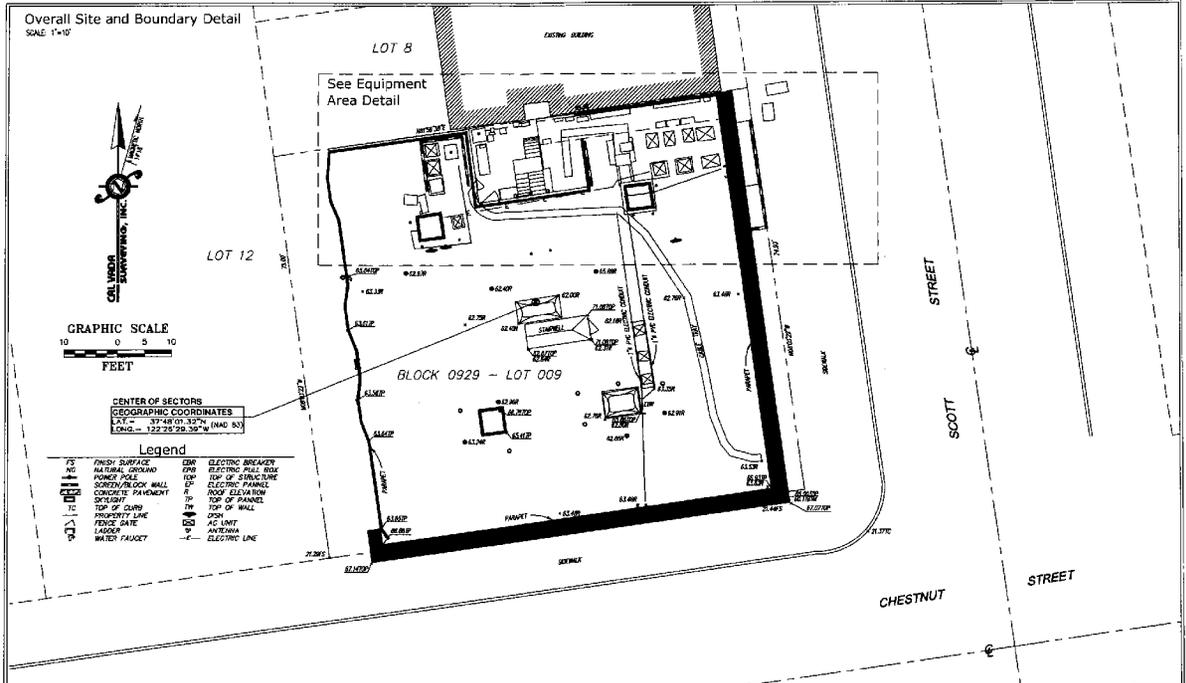
THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 1.

**Bench Mark**

THE CALIFORNIA SPATIAL REFERENCE CENTER CLOSURE "BM", ELEVATION: +38.72 FEET (NAVD 83).

**Date of Survey**

NOVEMBER 16, 2010



**Streamline Engineering**  
Civil Design, Inc.

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

CONSULTANT  
**CALVADA SURVEYING, INC.**  
411 JAMES ST., Suite 202, Emeryville, CA 94608  
Phone: 907-268-8888 Fax: 907-268-8888  
141 THE ESCALANTE, WASHINGTON, DC 20004  
JOB NO.: 1070

PREPARED FOR  
**at&t**  
4430 Redwood Drive  
Folsom, California 94588

APPROVALS

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

PROJECT NAME  
CHESTNUT/SCOTT

PROJECT NUMBER  
SFA031

2300 CHESTNUT STREET  
SAN FRANCISCO, CA 94123  
SAN FRANCISCO COUNTY

DATE	DESCRIPTION	BY
10/25/10	SUBMITAL	MIN
07/14/11	GEOGRAPHIC COORDINATES	AL

SHEET TITLE  
TOPOGRAPHIC SURVEY

**C-1**  
SHEET 1 OF 1



**CHESTNUT/  
SCOTT**

CC4944  
2380 CHESTNUT STREET  
SAN FRANCISCO, CA 94133

**ISSUE STATUS**

Δ	DATE	DESCRIPTION	BY
	01/31/11	2D 90%	J.S.
	02/02/11	2D 300%	C.C.
	07/26/11	CLIENT REV.	C.C.
	08/12/11	CLIENT REV.	J.S.
	08/31/11	CLIENT REV.	J.S.

DRAWN BY: J. SMITH  
CHECKED BY: C. MATHISEN  
APPROVED BY: -  
DATE: 08/31/11

**Streamline Engineering**  
Civil/Structural/Interior

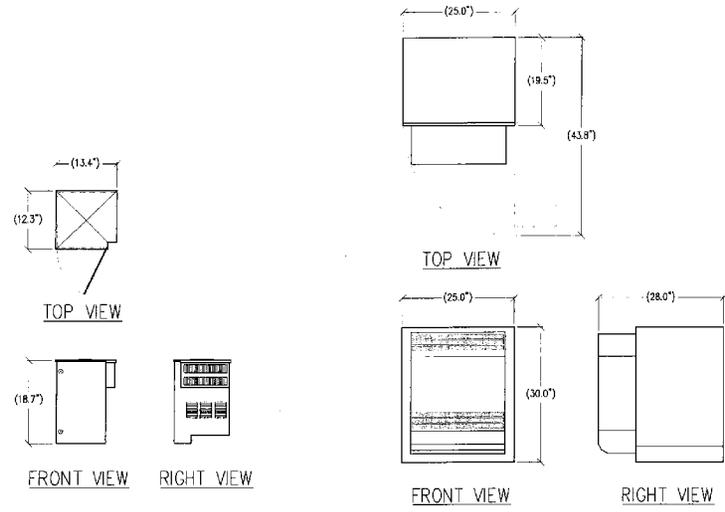
2268 Permit Rd. Suite 201  
San Francisco, CA 94133  
E-Mail: jsm@streamlineeng.com Fax: 916-600-1841

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**at&t**

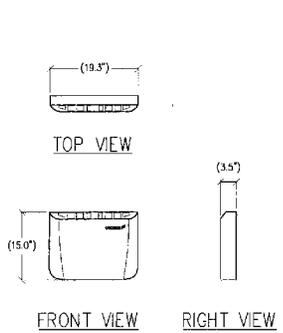
430 BUSH ST. 6TH FLOOR  
SAN FRANCISCO, CA 94108

SHEET TITLE:  
EQUIPMENT PLAN  
& DETAILS  
SHEET NUMBER:  
**A-2**

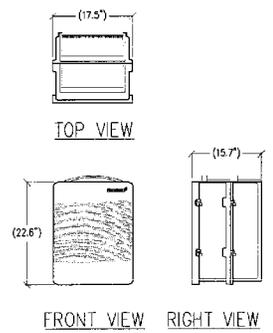


① **RBS DETAIL**  
1"=1'-0"  
ERICSSON RBS 3518

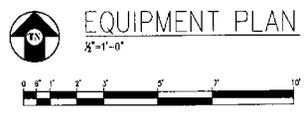
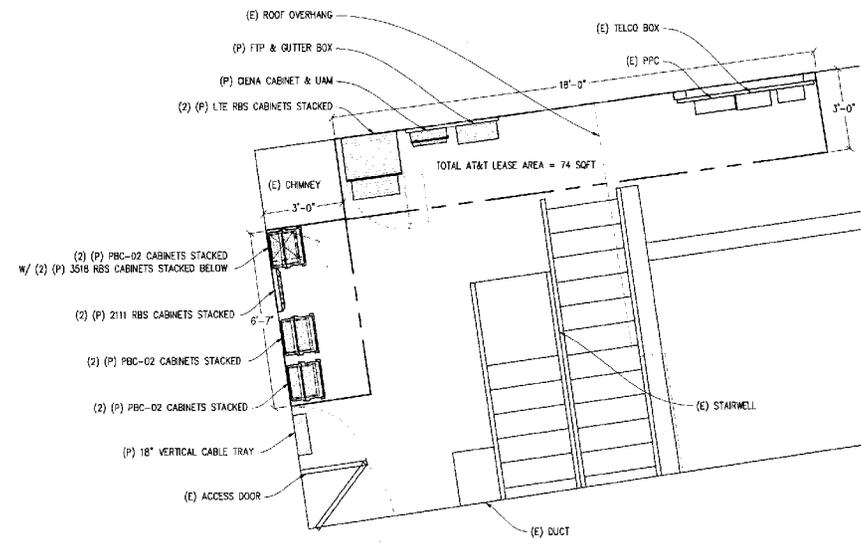
② **RBS DETAIL**  
1"=1'-0"  
PURCELL FLX1616S LTE SOLUTION CABINET



③ **RBS DETAIL**  
1"=1'-0"  
ERICSSON RBS 2111 MU



④ **PBC-02 & BATTERY UNIT DETAIL**  
1"=1'-0"

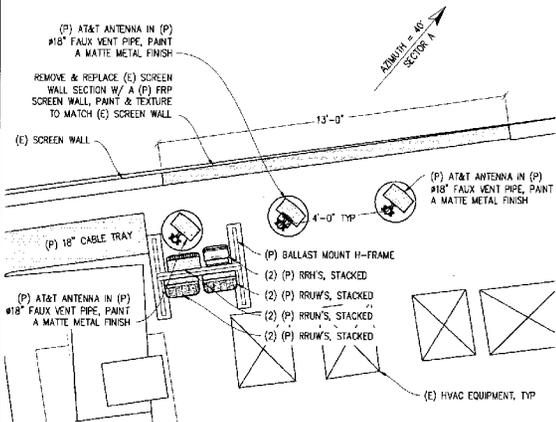


ISSUE STATUS			
Δ	DATE	DESCRIPTION	BY
	01/31/11	20 90%	J.S.
	02/03/11	20 100%	C.C.
	07/16/11	CLIENT REV	J.S.
	08/12/11	CLIENT REV	J.S.
	08/31/11	CLIENT REV	J.S.

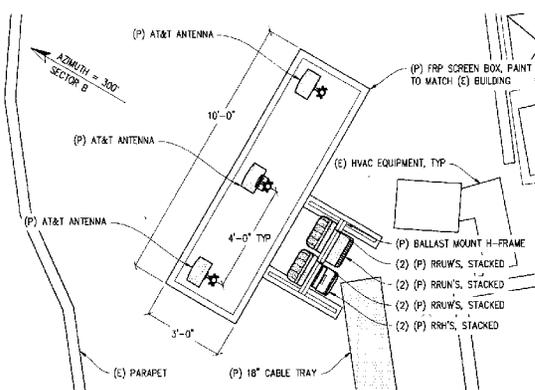
DRAWN BY: J. SMITH  
CHECKED BY: C. MATHISEN  
APPROVED BY: -  
DATE: 08/31/11

**Streamline Engineering**  
3268 Pennsylvania St. Suite 200, Sausalito, CA 94965  
Phone: 415-724-1880  
E-Mail: [amy@streamlineeng.com](mailto:amy@streamlineeng.com) Fax: 916-660-1841

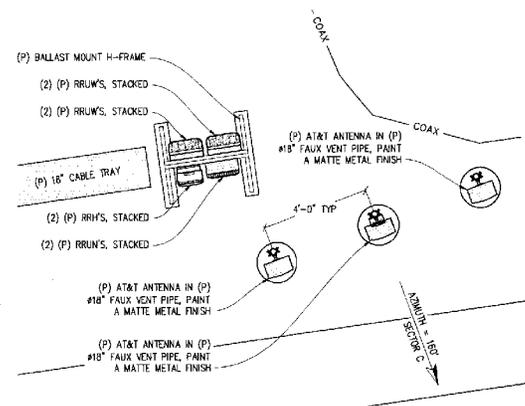
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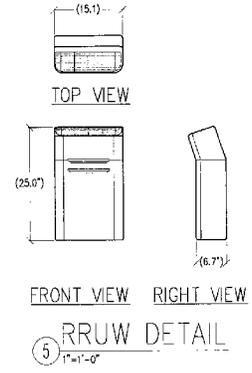
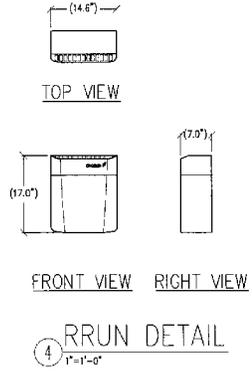
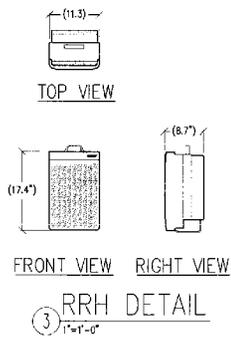
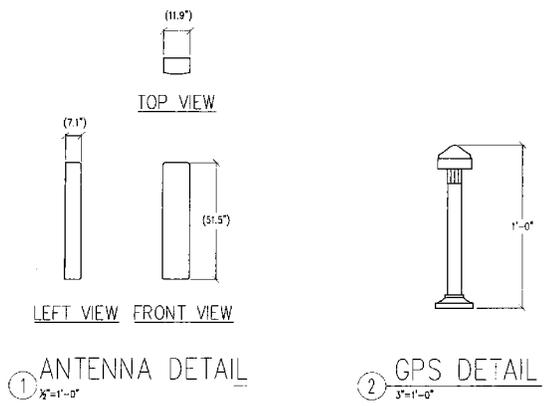
**ANTENNA PLAN SECTOR A**  
1/2"=1'-0"



**ANTENNA PLAN SECTOR B**  
1/2"=1'-0"



**ANTENNA PLAN SECTOR C**  
1/2"=1'-0"



**at&t**  
430 BUSH ST. 5TH FLOOR  
SAN FRANCISCO, CA 94108

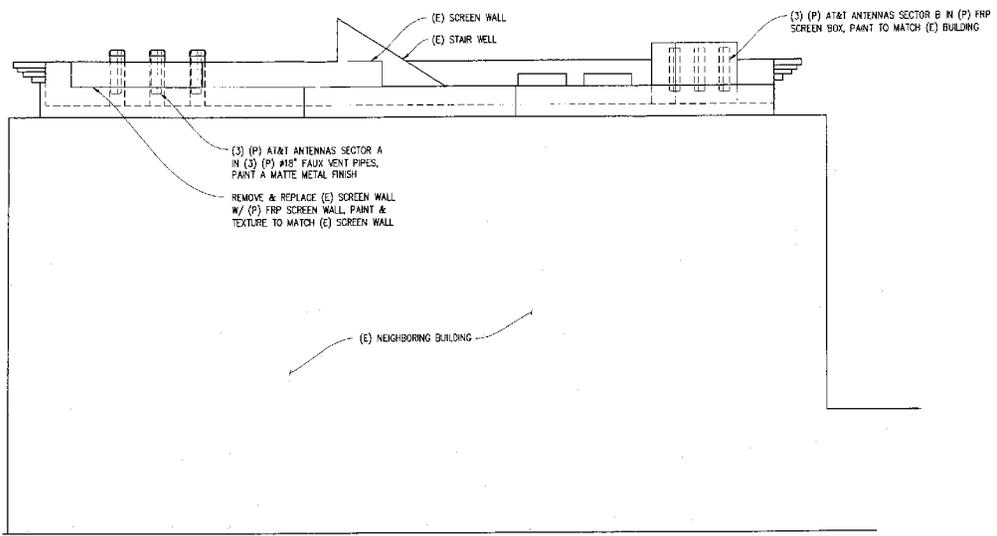
SHEET TITLE:  
**ANTENNA PLANS & DETAILS**

SHEET NUMBER:  
**A-3**

- TOP OF (P) AT&T ANTENNAS SECTOR C & (P) FAUX VENT PIPES  
±52'-0" A.G.L.
- TOP OF (E) STAIR WELL  
±50'-9" A.G.L.
- TOP OF (P) FRP SCREEN BOX SECTOR B  
±48'-2" A.G.L.
- TOP OF (P) AT&T ANTENNAS SECTOR A & B & (P) FAUX VENT PIPES  
±47'-8" A.G.L.

- TOP OF (E) UPPER PARAPET, (E) SCREEN WALL & (P) FRP SCREEN WALL  
±46'-5" A.G.L.
- TOP OF (E) LOWER PARAPET  
±43'-6" A.G.L.
- TOP OF (E) ROOF  
±42'-2" A.G.L.

● GROUND LEVEL  
0'-0"

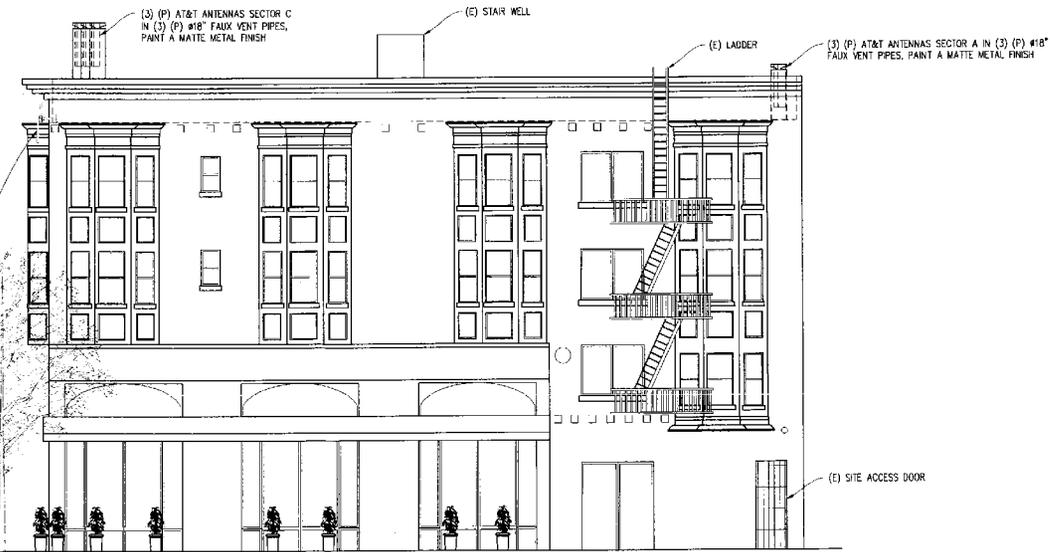


**NORTH ELEVATION**  
3/8"=1'-0"  
VIEW FROM FRANCISCO ST

- TOP OF (P) AT&T ANTENNAS SECTOR C & (P) FAUX VENT PIPES  
±52'-0" A.G.L.
- TOP OF (E) STAIR WELL  
±50'-9" A.G.L.
- TOP OF (P) FRP SCREEN BOX SECTOR B  
±48'-2" A.G.L.
- TOP OF (P) AT&T ANTENNAS SECTOR A & B & (P) FAUX VENT PIPES  
±47'-8" A.G.L.

- TOP OF (E) UPPER PARAPET, (E) SCREEN WALL & (P) FRP SCREEN WALL  
±46'-5" A.G.L.
- TOP OF (E) LOWER PARAPET  
±43'-6" A.G.L.
- TOP OF (E) ROOF  
±42'-2" A.G.L.

● GROUND LEVEL  
0'-0"



**EAST ELEVATION**  
3/8"=1'-0"  
VIEW FROM SCOTT ST

**CHESTNUT/  
SCOTT**  
  
CC4944  
3300 CHESTNUT STREET  
SAN FRANCISCO, CA 94133

**ISSUE STATUS**

Δ	DATE	DESCRIPTION	BY
	01/31/11	ZD 90% J.S.	
	02/02/11	ZD 100% C.C.	
	07/16/11	CLIENT REV C.C.	
	08/12/11	CLIENT REV J.S.	
	08/31/11	CLIENT REV J.S.	
	-	-	-

DRAWN BY: J. SMITH  
CHECKED BY: C. MATHISEN  
APPROVED BY: -  
DATE: 05/31/11

**Streamline Engineering**  
QUALITY DESIGN. TIME TO SAVE.

3050 PLYMOUTH CA, Suite 200, Livermore, CA 94550  
Contact: Larry Houghton, Phone: 916-275-1180  
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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**at&t**

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

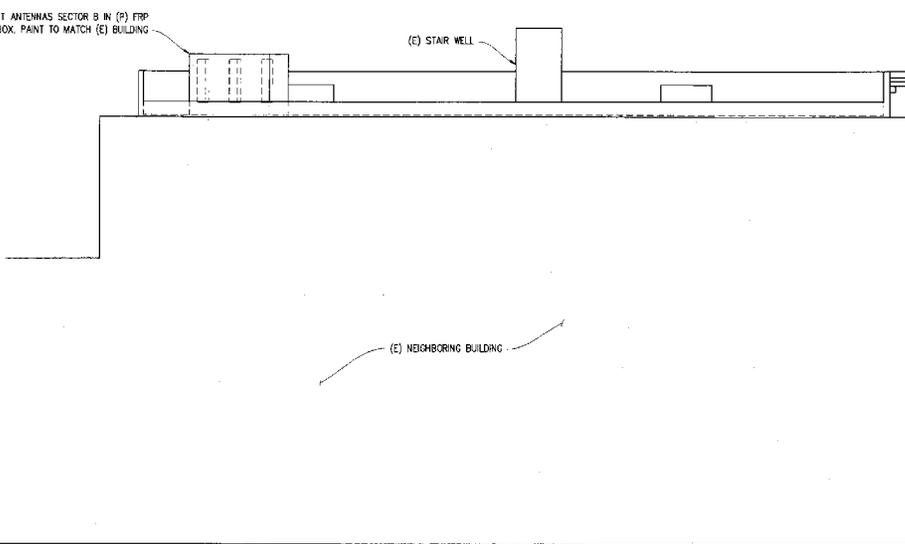
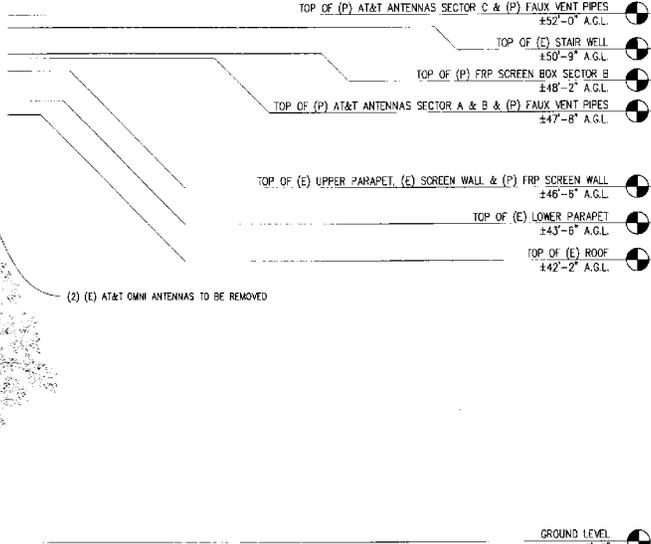
SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER:  
**A-4**



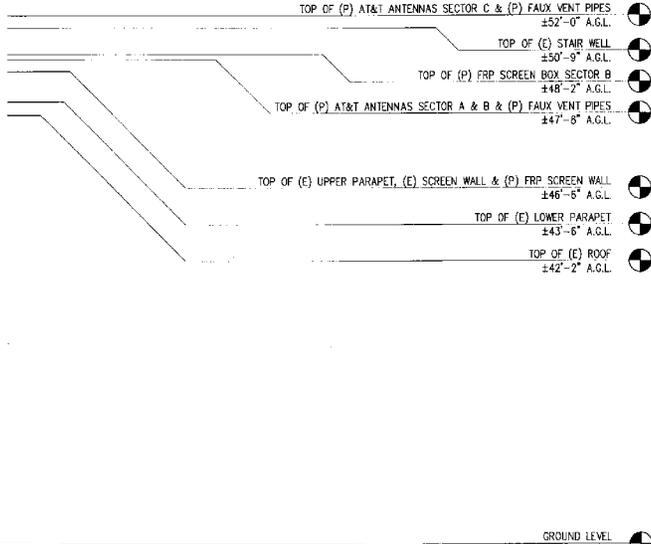
**SOUTH ELEVATION**

3/8"=1'-0"  
VIEW FROM CHESTNUT ST



**WEST ELEVATION**

3/8"=1'-0"  
VIEW FROM DIVISADERO ST



**CHESTNUT/SCOTT**

CC4944  
2300 CHESTNUT STREET  
SAN FRANCISCO, CA 94123

**ISSUE STATUS**

Δ	DATE	DESCRIPTION	BY
	07/29/11	2D 50%	J.S.
	02/02/11	2D 100%	C.C.
	07/16/11	CLIENT REV	C.C.
	08/12/11	CLIENT REV	J.S.
	08/31/11	CLIENT REV	J.S.

DRAWN BY: J. SMITH  
CHECKED BY: C. MATHISEN  
APPROVED BY: -  
DATE: 08/31/11

3016 Perryon Rd, Suite 200, Livermore, CA 94550  
Contact: Larry Houghton Phone: 916-775-4190  
E-Mail: larry@streamlineeng.com Fax: 916-882-1941  
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430 BUSH ST 6TH FLOOR  
SAN FRANCISCO, CA 94108

SHEET TITLE:
ELEVATIONS
SHEET NUMBER:
A-5