



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: APRIL 19, 2012

Date: April 12, 2012
Case No.: 2011.0393C
Project Address: 455 Franklin Street
Current Zoning: NCT-3 (Moderate-Scale Neighborhood Commercial Transit) District
65-X Height and Bulk District
Block/Lot: 0792/031
Project Sponsor: Evan Shepherd Reiff for
AT&T Mobility
430 Bush Street, 5th Floor
San Francisco, CA 94108
Staff Contact: Rick Crawford – (415) 588-6358
rick.crawford@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to remove two existing antennas and install up to nine roof-mounted panel antennas and associated equipment cabinets on the roof of the building as part of a wireless transmission network operated by AT&T-Mobility. The site is a Location Preference 3 (Preferred Location – Industrial or Commercial Structures) according to the Wireless Telecommunications Services (WTS) Siting Guidelines. Each antenna measures 4'-3" high by 1' wide by 7" thick. The antennas would be mounted on the existing roof approximately 76 feet above grade. The proposed antennas would be placed within new radio frequency transparent shrouds designed to resemble the existing penthouse on the building. The top of the antennas would be approximately 80 feet above grade. Equipment cabinets would also be placed on the roof.

SITE DESCRIPTION AND PRESENT USE

The project is located on the southwest corner of Franklin and Fulton Streets; Lot 031, Assessor's Block 0792, and within the NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District and 65-X Height and Bulk District. The site is occupied by a four-story building for a performing arts institution containing the offices, studios, and school of the San Francisco Ballet.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in an area of mixed development. To the east across Franklin Street are the War Memorial Opera House, Veterans Memorial Building, and Davies Symphony Hall. To the north across Fulton are offices of the San Francisco Unified School District. Areas to the south and west are a mixed-

use neighborhood with a blend of stand-alone commercial buildings, residential buildings and mixed use buildings with ground floor commercial and upper floor residential uses.

ENVIRONMENTAL REVIEW

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption. Additionally, this project was determined to have no adverse effect on historic properties. The categorical exemption and all pertinent documents may be found in the files of the Planning Department, as the custodian of records, at 1650 Mission Street, San Francisco.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	March 30, 2012	March 28, 2012	22 days
Posted Notice	20 days	March 30, 2012	March 28, 2012	22 days
Mailed Notice	20 days	March 30, 2012	March 29, 2012	21 days

PUBLIC COMMENT

As of April 12, 2012, the Department has received no public comment on the project.

ISSUES AND OTHER CONSIDERATIONS

- A Five Year Plan with approximate longitudinal and latitudinal coordinates of proposed locations, including the subject site, was submitted.
- The Project will provide wireless coverage to an area that previously received poor coverage.
- The proposal is subject to the review of coverage data by a third party, independent evaluator.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission may grant the Conditional Use authorization pursuant to Planning Code Sections 731.83 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 will improve coverage for an area where there is currently poor cell phone coverage.

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

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



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Motion

HEARING DATE: APRIL 19, 2012

Date: April 12, 2012
Case No.: **2011.0393C**
Project Address: **455 Franklin Street**
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 731.83 AND 303 TO INSTALL A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF NINE ROOF-MOUNTED PANEL ANTENNAS AND RELATED EQUIPMENT ON THE ROOF OF AN EXISTING FOUR-STORY BUILDING AS PART OF AT&T MOBILITY’S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN THE NCT-3 (MODERATE SCALE NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT AND A 65-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 20, 2011, AT&T Mobility (hereinafter "Project Sponsor"), made an application (hereinafter "application"), for Conditional Use Authorization on the property at 455 Franklin Street, Lot 031 in Assessor's Block 0792, (hereinafter "project site") to install a wireless telecommunications facility consisting of nine roof-mounted panel antennas and related equipment on the roof of an existing four-story building as part of AT&T Mobility’s wireless telecommunications network within the NCT-3 (moderate Scale Neighborhood Commercial Transit) Zoning District and a 65-X Height and Bulk District.

The project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 3 categorical exemption. Additionally this project was determined to have no adverse effect on historic properties. 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 April 19, 2012, 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. 2011.0393C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the southwest corner of Franklin and Fulton Streets; Lot 031, Assessor's Block 0792, and within the NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District and 65-X Height and Bulk District. The site is occupied by a four-story building for a performing arts institution containing the offices, studios, and school of the San Francisco Ballet.
3. **Surrounding Properties and Neighborhood.** The project site is located in an area of mixed development. To the east across Franklin Street are the War Memorial Opera House, Veterans Memorial Building, and Davies Symphony Hall. To the north across Fulton are offices of the San Francisco Unified School District. Areas to the south and west are a mixed use neighborhood with a blend of stand-alone commercial buildings, residential buildings and mixed use buildings with ground floor commercial and upper floor residential uses.
4. **Project Description.** The proposal is to remove two existing antennas and install up to nine roof-mounted panel antennas and associated equipment cabinets on the roof of the building as part of a wireless transmission network operated by AT&T-Mobility. The site is a Location Preference 3 (Preferred Location – Industrial or Commercial Structures) according to the Wireless Telecommunications Services (WTS) Siting Guidelines. Each antenna measures 4'-3" high by 1' wide by 7" thick. The antennas would be mounted on the existing roof approximately 76 feet above grade. The proposed antennas would be placed within new radio frequency transparent shrouds designed to resemble the existing penthouse on the building. The top of the antennas would be approximately 80 feet above grade. Equipment cabinets would also be placed on the roof.
5. **Past History and Actions.** The Planning Commission established guidelines for the installation of wireless telecommunications facilities in 1996 ("Guidelines"). These Guidelines set forth the land use policies and practices that guide the installation and approval of wireless facilities

throughout San Francisco. A large portion of the Guidelines was dedicated to establishing location preferences for these installations. The Board of Supervisors, in Resolution No. 635-96, provided input as to where wireless facilities should be located within San Francisco. The Guidelines were updated by the Commission in 2003, requiring community outreach, notification, and detailed information about the facilities to be installed.¹

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

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

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

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

On April 19, 2012, 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 731.83 and 303 to install a wireless telecommunications facility consisting of nine roof-mounted panel antennas and related equipment on the roof of an existing four-story building as part of AT&T-Mobility'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 3, as it is a Preferred Location – Industrial or Commercial Structures.
7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network would transmit calls by radio waves operating in the 1710 - 2170 Megahertz (MHZ) bands, which are regulated by the Federal Communications Commission (FCC) and which must comply with the

¹ PC Resolution 16539, passed March 13, 2003.

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 2 antennas operated by AT&T Mobility on the roof top of the building. There were observed no other antennas within 100 feet of this site. AT&T-Mobility proposes to install nine new antennas. The antennas would be mounted at a height of 76 feet above the ground. The estimated ambient RF field from the proposed AT&T-Mobility transmitters at ground level is calculated to be 0.0076mW/sq. cm., which is 1.4% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 63 feet which includes areas of the roof. Warning signs must be posted at the antennas and roof access points in English, Spanish, and Chinese. Workers should not have access to within 21 feet of the front of the antennas while in operation. This area should be marked as a prohibited access zone with red striping on the roof.
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 from 7:00 P.M. to 8:00 P.M. on Tuesday, May 17, 2011 at the Lighthouse for the Blind and Visually Impaired, located at 214 Van Ness Avenue. One member 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 April 2011.
13. **Public Comment.** As of April 12, 2012, the Department has received no public comment on the project.
14. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Use.** Per Planning Code Sections 303 and 731.83, a Conditional Use authorization is required for the installation of other uses such as wireless transmission facilities.

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

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

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

The proposed project at 455 Franklin Street would be generally desirable and compatible with the surrounding neighborhood because the project would not conflict with the existing uses of the property and would 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 455 Franklin Street is necessary in order to achieve sufficient street and in-building mobile phone coverage. Computer modeling conducted by the AT&T Mobility Radio Frequency Engineering Team provides 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 would serve the vicinity

bounded by McAllister Street, Octavia Street, Hayes Street, and Franklin Street, as indicated in the coverage maps. This facility would close the existing service gap for outdoor service along Franklin and Fulton Streets, as well as indoor service in the commercial and residential buildings in the vicinity.

- 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 would 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 would 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 to be installed on the existing roof and screened within a radio frequency transparent shroud designed to resemble the existing penthouse on the building. The proposal, located 76 feet above grade, is small in size, and is minimally visible at the pedestrian level. The project would 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 purpose of the NCT-3 (Moderate Scale Neighborhood Commercial Transit) District in that the intended use is located in an existing building approximately 76 feet tall and set back from the street frontage.

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

HOUSING ELEMENT

BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE

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

POLICY 12.2 – Consider the proximity of quality of life elements, such as open space, childcare, 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 would improve AT&T Mobility’s coverage in residential and commercial 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 within a new radio frequency transparent shroud designed to resemble the existing penthouse on the building rooftop. Equipment cabinets on the roof would be setback from the street frontage. 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 would 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 would ensure that residents and visitors have adequate public service in the form of AT&T-Mobility 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 would 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 existing building was constructed circa 1983 and is not a historic resource. The project would not alter the façade of the building.

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

The Project would 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 731.83 and 303 to install up to nine roof-mounted panel antennas and associated equipment cabinets on the roof of the building at 455 Franklin Street as part of a wireless transmission network operated by AT&T-Mobility on a Location Preference 3 (Preferred Location – Industrial or Commercial Structures) site according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District and a 65-X Height and Bulk District and subject to the conditions of approval attached hereto as **Exhibit A**.

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

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **April 19, 2012**.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 19, 2012

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 731.83 and 303 to install a wireless telecommunications facility consisting of nine roof-mounted panel antennas with related equipment located on the roof of the building, a Location Preference 3 (Preferred Location – Industrial or Commercial Structures) site according to the Wireless Telecommunications Services (WTS) Siting Guidelines, as part of AT&T-Mobility's wireless telecommunications network within the NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District and a 65-X Height and Bulk District.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 19, 2012 under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

3. **Plan Drawings - WTS.** Prior to the issuance of any building or electrical permits for the installation of the facilities, the Project Sponsor shall submit final scaled drawings for review and approval by the Planning Department ("Plan Drawings"). The Plan Drawings shall describe:
 - a. **Structure and Siting.** Identify all facility related support and protection measures to be installed. This includes, but is not limited to, the location(s) and method(s) of placement, support, protection, screening, paint and/or other treatments of the antennas and other appurtenances to insure public safety, insure compatibility with urban design, architectural and historic preservation principles, and harmony with neighborhood character.
 - b. For the Project Site, regardless of the ownership of the existing facilities. Identify the location of all existing antennas and facilities; and identify the location of all approved (but not installed) antennas and facilities.
 - c. **Emissions.** Provide a report, subject to approval of the Zoning Administrator, that operation of the facilities in addition to ambient RF emission levels will not exceed adopted FCC standards with regard to human exposure in uncontrolled areas.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6613, www.sf-planning.org.

4. **Screening - WTS.** To the extent necessary for information about compliance with adopted FCC regulations regarding human exposure to RF emissions, and upon the recommendation of the Zoning Administrator, the Project Sponsor shall:
 - a. Modify the placement of the facilities;
 - b. Install fencing, barriers or other appropriate structures or devices to restrict access to the facilities;
 - c. Install multi-lingual signage, including the RF radiation hazard warning symbol identified in ANSI C95.2 1982, to notify persons that the facility could cause exposure to RF emissions;
 - d. Implement any other practice reasonably necessary to ensure that the facility is operated in compliance with adopted FCC RF emission standards.
 - e. To the extent necessary to minimize visual obtrusion and clutter, installations shall conform to the following standards:
 - f. Antennas and back up equipment shall be painted, fenced, landscaped or otherwise treated architecturally so as to minimize visual effects;
 - g. Rooftop installations shall be setback such that back up facilities are not viewed from the street;
 - h. Antennae attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and
 - i. Although co location of various companies' facilities may be desirable, a maximum number of antennas and back up facilities on the Project Site shall be established, on a case by case basis, such that "antennae farms" or similar visual intrusions for the site and area is not created.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6613, www.sf-planning.org.

MONITORING - AFTER ENTITLEMENT

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

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

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

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

7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific Conditions of Approval for the Project as set forth in Exhibit A of this Motion, the Zoning

Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

8. Implementation Costs - WTS.

- a. The Project Sponsor, on an equitable basis with other WTS providers, shall pay the cost of preparing and adopting appropriate General Plan policies related to the placement of WTS facilities. Should future legislation be enacted to provide for cost recovery for planning, the Project Sponsor shall be bound by such legislation.
- b. The Project Sponsor or its successors shall be responsible for the payment of all reasonable costs associated with implementation of the conditions of approval contained in this authorization, including costs incurred by this Department, the Department of Public Health, the Department of Technology, Office of the City Attorney, or any other appropriate City Department or agency. The Planning Department shall collect such costs on behalf of the City.
- c. The Project Sponsor shall be responsible for the payment of all fees associated with the installation of the subject facility, which are assessed by the City pursuant to all applicable law.

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

9. Implementation and Monitoring - WTS. In the event that the Project implementation report includes a finding that RF emissions for the site exceed FCC Standards in any uncontrolled location, the Zoning Administrator may require the Applicant to immediately cease and desist operation of the facility until such time that the violation is corrected to the satisfaction of the Zoning Administrator.

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

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

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

- i. Notification and Testing. The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 2 and 4.
- ii. Approval. The Zoning Administrator shall request that the Certification of Final Completion for operation of the facility not be issued by the Department of Building Inspection until such time that the Project Implementation Report is approved by the Department for compliance with these conditions.

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

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

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

12. **Installation - WTS.** Within 10 days of the installation and operation of the facilities, the Project Sponsor shall confirm in writing to the Zoning Administrator that the facilities are being maintained and operated in compliance with applicable Building, Electrical and other Code requirements, as well as applicable FCC emissions standards.

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

13. **Periodic Safety Monitoring - WTS.** The Project Sponsor shall submit to the Zoning Administrator 10 days after installation of the facilities, and every two years thereafter, a certification attested to by a licensed engineer expert in the field of EMR/RF emissions, that the facilities are and have been operated within the then current applicable FCC standards for RF/EMF emissions.

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

OPERATION

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

shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

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

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

16. **Emissions Conditions – WTS.** It is a continuing condition of this authorization that the facilities be operated in such a manner so as not to contribute to ambient RF/EMF emissions in excess of then current FCC adopted RF/EMF emission standards; violation of this condition shall be grounds for revocation.

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

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

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

18. **Transfer of Operation – WTS.** Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is made known to the Zoning Administrator in advance of such operation, and all conditions of approval for the subject installation are carried out by the new carrier/provider.

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

19. **Compatibility with City Emergency Services – WTS.** The facility shall not be operated or caused to transmit on or adjacent to any radio frequencies licensed to the City for emergency telecommunication services such that the City's emergency telecommunications system experiences interference, unless prior approval for such has been granted in writing by the City.

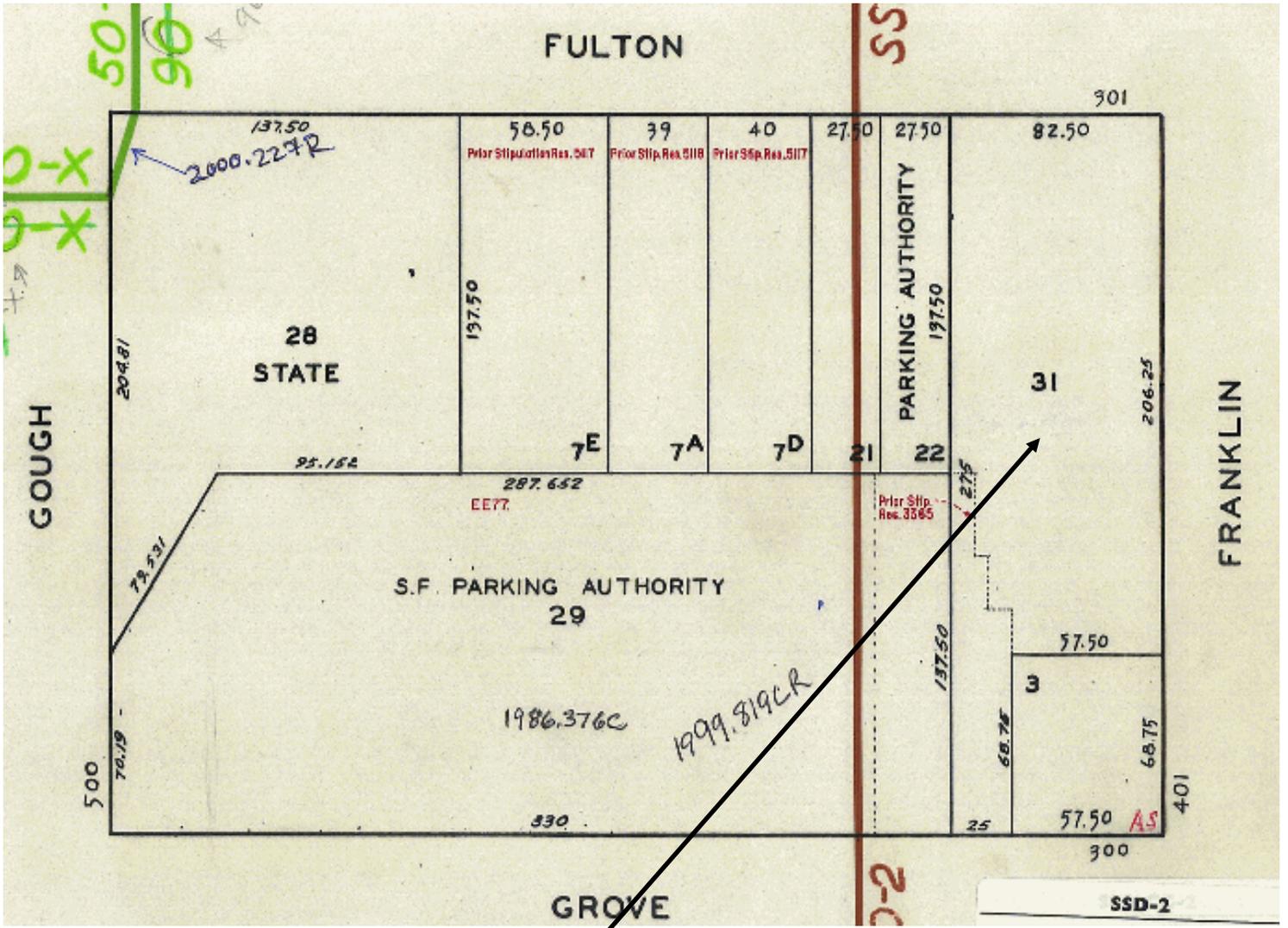
For information about compliance, contact the Department of Technology, 415-581-4000, <http://sfgov3.org/index.aspx?page=1421>

20. **Coverage and Capacity Verification.** Use is authorized as long as an independent evaluator, selected by the Planning Department, determines that the information and conclusions submitted by the wireless service provider in support of its request for conditional use are accurate. The wireless service provider shall fully cooperate with the evaluator and shall provide any and all data requested

by the evaluator to allow the evaluator to verify that the maps, data, and conclusions about service coverage and capacity submitted are accurate. The wireless service provider shall bear all costs of said evaluation. The independent evaluator, upon request by the wireless service provider shall keep the submitted data confidential and shall sign a confidentiality agreement acceptable to the wireless service provider. The independent evaluator shall be a professional engineer licensed by the State of California.”

For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, www.sf-planning.org.

Parcel Map

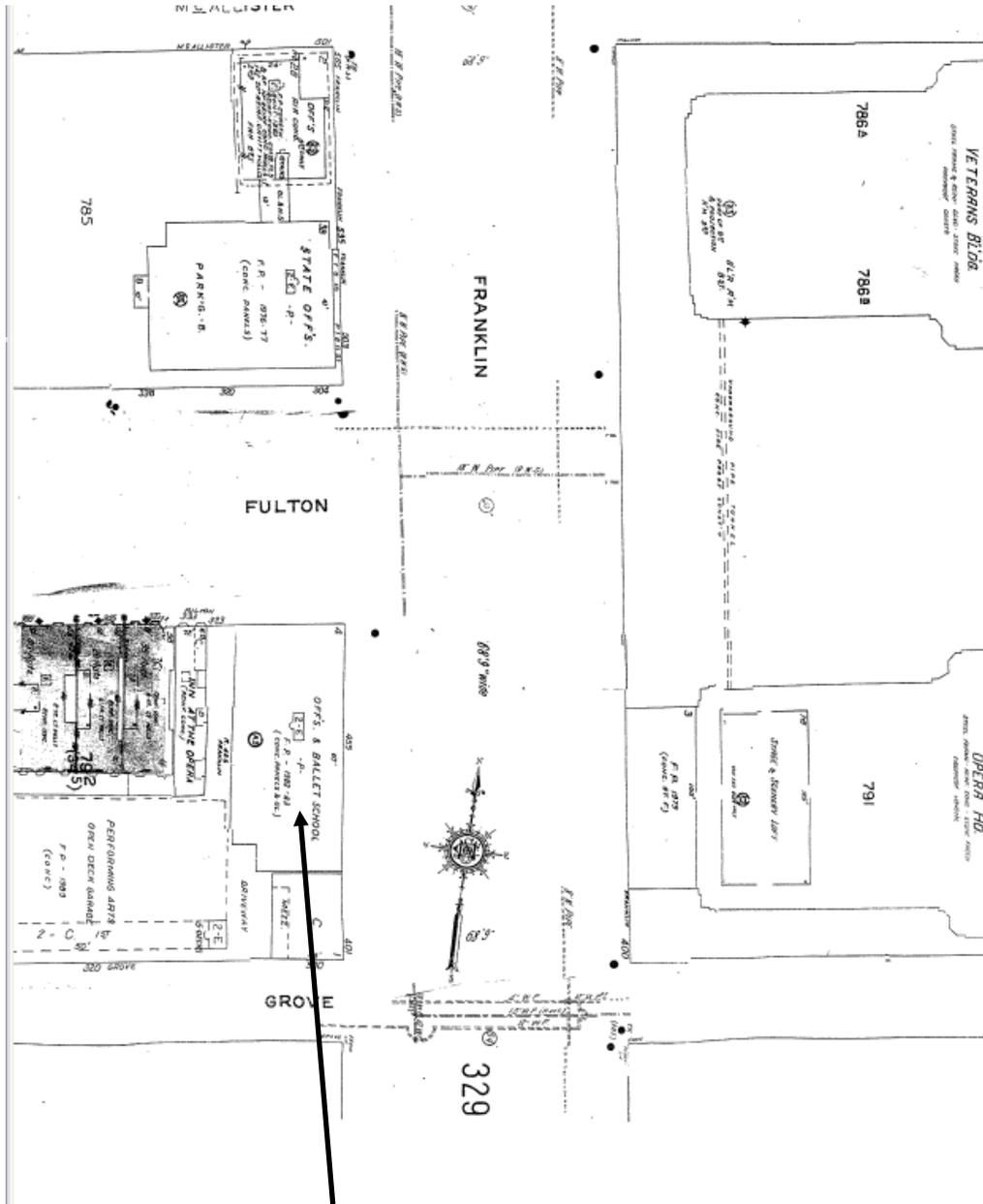


SUBJECT PROPERTY



Conditional Use Authorization
 Case Number 2011.0393C
 AT&T Mobility WTS
 455 Franklin Street

Sanborn Map*



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

SUBJECT PROPERTY



Conditional Use Authorization
 Case Number 2011.0393C
 AT&T Mobility WTS
 455 Franklin Street

Zoning Map

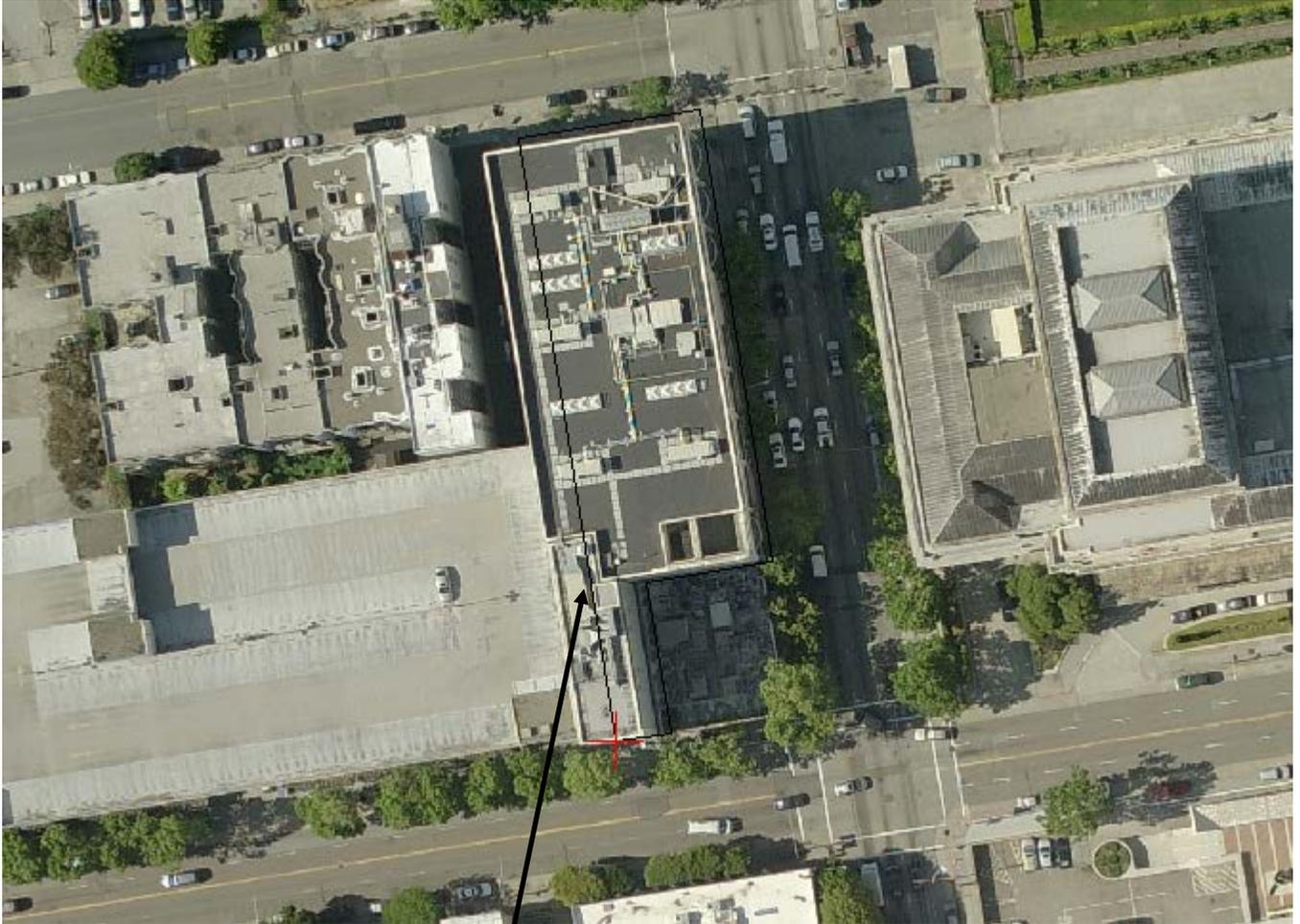


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2011.0393C
AT&T Mobility WTS
455 Franklin Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2011.0393C
AT&T Mobility WTS
455 Franklin Street

Context Photos



Conditional Use Authorization
Case Number 2011.0393C
AT&T Mobility WTS
455 Franklin Street

Site Photo



Conditional Use Authorization
Case Number 2011.0393C
AT&T Mobility WTS
455 Franklin Street

Existing



at&t

CN5581

SF Ballet Association

455 Franklin Street
San Francisco, CA 94102

Proposed



proposed AT&T antennas behind
new RF transparent screen

proposed AT&T equipment not
visible from street level

Existing



at&t

CN5581

SF Ballet Association

455 Franklin Street
San Francisco, CA 94102

Proposed

proposed AT&T antenna
inside new faux vent



Prepared by: 06.25.2011
WW WW Design & Consulting, Inc.
1654 Candellero Court
Walnut Creek, CA 94598
info@photosims.com

Photosimulation of the proposed telecommunication facility as seen looking southwest from Franklin and Fulton

Existing



at&t

CN5581

SF Ballet Association

455 Franklin Street
San Francisco, CA 94102

Proposed



proposed AT&T antennas
inside new faux vents

proposed AT&T equipment not
visible from street level



Existing



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Proposed

proposed AT&T antennas
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Existing



at&t

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San Francisco, CA 94102

Proposed



proposed AT&T antennas behind
RF transparent screen

Alternative Site Analysis
SF Ballet
455 Franklin Street
2011.0393C

Alternative Locations Evaluated

In order to achieve the service goals as previously defined, AT&T Mobility network engineers considered site locations in the area defined by the search ring in the “Service Improvement Objective” map. The area within the search ring is primarily comprised of commercial and high-density residential buildings. Given the height of the subject building and line-of-sight as described above, the subject building and nearby uses are compatible with the proposed facility. Below are alternative locations evaluated by the AT&T Mobility network engineers and site acquisition team.

**Alternative Location Evaluated #1
333 Fulton Street
Ovation Dining Room**



Although this site has adequate height to avoid signal blockage, the mixed use restaurant/retail is a preference 5 and is therefore less desirable per the SF WTS requiring an alternatives analysis in an area of more desirable preference levels.

**Alternative Location Evaluated #2
360 Grove Street
Performing Arts Parking Structure**



Although a collocation with Sprint/Nextel, the lower height of the parking garage would have signal blockage issues with the surrounding taller buildings, including the proposed location.

**AT&T Mobility • Base Station No. CN5581
455 Franklin 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. CN5581) located at 455 Franklin Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Background

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

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

The site was visited by Rajat Mathur, P.E., a qualified engineer employed by Hammett & Edison, Inc., during normal business hours on January 31, 2011, a non-holiday weekday, and reference has been made to information provided by AT&T, including by Streamline Engineering and Design, Inc., dated June 14, 2011.

Checklist

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

AT&T had installed two omnidirectional antennas on the corner of the performing arts building located at 455 Franklin Street. There were observed no other wireless base stations installed at the site. Existing RF levels for a person at ground near the site were less than 1% of the most restrictive public exposure limit.

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

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

**AT&T Mobility • Base Station No. CN5581
455 Franklin Street • San Francisco, California**

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

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

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

AT&T proposes to remove its existing antennas and to install nine Andrew Model DBXNH-6565A-R2M directional panel antennas, mounted in groups of three with up to 6° downtilt, above the roof of the building. One group would be installed in individual cylindrical enclosures, configured to resemble vents, on the northeast corner of the roof at an effective height of about 76 feet above ground, 6 feet above the roof, and would be oriented toward 20°T. A second group would be mounted high on the east face of the elevator penthouse on the south end of the building, at an effective height of about 76 feet above ground, and would be oriented toward 110°T. The third group would be mounted on the roof parapet on the west side of the building, at an effective height of about 70 feet above ground, and would be oriented toward 260°T.

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

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

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

The maximum effective radiated power proposed by AT&T in any direction is 8,760 watts, representing simultaneous operation at 1,820 watts for AWS, 4,380 watts for PCS, 1,780 watts for cellular, and 780 watts for 700 MHz service.

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

The drawings show the proposed antennas to be installed as described in Item 4 above. There were noted taller buildings to the west of the subject building, about 20 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 0.0076 mW/cm², which is 1.4% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to be below 2% of the limit. The maximum calculated level at any nearby building* is 19% of the public exposure limit. The three-

* Including the nearby residences located at least 40 feet away, based on the drawings.



**AT&T Mobility • Base Station No. CN5581
455 Franklin Street • San Francisco, California**

dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 63 feet out from the antenna faces, and to much lesser distances above, below, and to the sides; this includes areas of the roof of the building but does not reach any other building or any publicly accessible areas.

9. Describe proposed signage at site.

Due to their mounting locations, the AT&T antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, no access within 21 feet directly in front of the antennas themselves, such as might occur during maintenance work on the building or 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 a “Prohibited Access Area” with red stripes out to the edge of the roof in front of the antennas at the northeast corner of the building and posting explanatory warning signs[†] at the roof access door and at all the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

10. Statement of authorship.

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 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.

[†] 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.



**AT&T Mobility • Base Station No. CN5581
455 Franklin Street • San Francisco, California**

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that the proposed operation of the AT&T Mobility base station located at 455 Franklin Street in San Francisco, California, can comply with the prevailing standards for limiting public 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. Marking roof areas and posting explanatory signs is recommended to establish compliance with occupational exposure limitations.



William F. Hammett

William F. Hammett, P.E.

707/996-5200

July 15, 2011



Review of Cellular Antenna Site Proposals

Project Sponsor : AT&T Wireless **Planner:** Jonas Ionin
RF Engineer Consultant: Hammett and Edison **Phone Number:** (707) 996-5200
Project Address/Location: 455 Franklin St
Site ID: 91 **SiteNo.:** CN5581

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: 8760 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: 8760 watts.
- X 7. Preferred method of attachment of proposed antenna (roof, wall mounted, monopole) with plot or roof plan. Show directionality of antennas. Indicate height above roof level. Discuss nearby inhabited buildings (particularly in direction of antennas) (WTS-FSG, Section 10.4.1d)
- X 8. Report estimated ambient radio frequency fields for the proposed site (identify the three-dimensional perimeter where the FCC standards are exceeded.) (WTS-FSG, Section 10.5) State FCC standard utilized and power density exposure level (i.e. 1986 NCRP, 200 μw/cm²)
 Maximum RF Exposure: 0.0076 mW/cm² Maximum RF Exposure Percent: 1.4
- X 9. Signage at the facility identifying all WTS equipment and safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards. (WTS-FSG, Section 10.9.2). Discuss signage for those who speak languages other than English.
 Public_Exclusion_Area Public Exclusion In Feet: 63
 Occupational_Exclusion_Area Occupational Exclusion In Feet: 21

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 455 Franklin 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 its existing antennas and to install 9 new antennas. The antennas are mounted at a height of 76 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.0076 mW/sq cm., which is 1.4 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 63 feet which includes areas of the rooftop but does not reach any publicly accessible areas. The maximum calculated level at any nearby building is 19% of the public exposure standard. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Worker should not have access to within 21 feet of the front of the antennas while they are in operation. This area should be marked as a prohibited access zone with red striping on the rooftop.

 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: 7/27/2011

Patrick Fosdahl

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



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

I, Evan Shepherd Reiff, do hereby declare as follows:
(print name)

1. I have conducted a **Community Outreach Meeting** for the proposed new construction or alteration prior to submitting a building permit in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at Light House for the Blind and Visually Impaired, 214 Van Ness Blvd (location/address)

on May 17, 2011 (date) from 7:00pm – 8:00pm (time).
3. I have included the **mailing list, meeting initiation, sign-in sheet, issue/response summary, and reduced plans** with the Conditional Use Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

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

EXECUTED ON THIS DAY, July 27, 2011 IN SAN FRANCISCO



Signature

Evan Shepherd Reiff

Name (type or print)

Authorized Agent for AT&T Mobility

Relationship to Project, e.g. Owner, Agent
(if Agent, give business name and profession)

455 Franklin Street

Project Address



AT&T Mobility
430 Bush St. 5th Floor
San Francisco, CA 94108

July 27, 2010

Mr. Rick Crawford, Planner
San Francisco Department of Planning
1660 Mission Street, 5th Floor
San Francisco, CA 94103

Re: Community Presentations for proposed AT&T Mobility wireless facility at 455 Franklin Street, 2011.0393C.

Dear Mr. Crawford:

On Tuesday, May 17, 2011, Evan Shepherd Reiff, representing AT&T Mobility, conducted a community presentation regarding the proposed AT&T Mobility wireless facility at 455 Franklin Street. The notification announced the community presentation was to be held at The Light House for the Blind and Visually Impaired, 214 Van Ness Ave at 7P.M. Notice of the presentation was mailed out on May 3, 2011 to 879 owners and tenants within 500 feet of the proposed installation and 19 neighborhood community groups.

I conducted the meeting for AT&T Mobility as the project sponsor along with Lynn Bruno of Hammett and Edison who was there to answer any questions regarding the EMF emissions from the proposed wireless facility. At the community meeting, Johnson Wong was the only person who attended. He was supportive of the proposed facility and expressed interest in attending the Planning Commission to show support for the project.

Prior to the community meeting, I returned a call to Larry Laco on 5/18. Mr. Laco lives in the condos at Gough and McAllister. He assumed that the proposal was for an antenna similar to Suttro Towers. I shared the design with him and he sounded satisfied.

A copy of the notice of community meeting and the attendance sheet are attached. Please contact me at the number below if you have any questions or concerns.

Sincerely,

Evan Shepherd Reiff, MRP
AT&T Authorized Representative
Acquisition, Planning, and Permitting
430 Bush Street, 5th Floor
SF, CA 94108
esreiff@gmail.com
831-345-2245 (mobile)

NOTICE OF NEIGHBORHOOD MEETING

To: Neighborhood Groups, Neighbors & Owners within 500' radius of 455 Franklin Street

Meeting Information

Date: May 17, 2011

Time: 7:00 p.m.

Where: Light House for the Blind and
Visually Impaired

214 Van Ness Ave.

San Francisco, CA 94102

Site Information

Address: 455 Franklin Street

Block/Lot 792/31

Zoning: NCT-3

Applicant

AT&T Mobility

Contact Information

AT&T Mobility Hotline

(415) 646-0972

AT&T Mobility is proposing to upgrade an existing wireless communication facility at 455 Franklin Street, needed by AT&T Mobility as part of its San Francisco wireless network. The proposed AT&T Mobility site is an unmanned facility consisting of removing the existing AT&T antennas and installing twelve (12) panel antennas, façade mounted, roof mounted behind a screen wall, and roof mounted in faux vents. The equipment will be located at the center of the roof, not visible from 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 Light House for the Blind and Visually Impaired, 214 Van Ness Ave on May 17, 2011 at 7:00 p.m. to learn more about the project.

If you have any questions regarding the proposal and are unable to attend the meeting, please contact the AT&T Mobility Hotline at (415) 646-0972 and an AT&T Mobility specialist will return your call. Please contact the San Francisco Department of City Planning at (415) 558-6378 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 Friday May 13, 2011 and we will make every effort to provide you with an interpreter.

Subject: FW: CN5581 - SF Ballet Voicemail Message response

Date: Wednesday, May 18, 2011 2:46 PM

From: Evan Shepherd Reiff <esreiff@gmail.com>

From: Evan Shepherd Reiff [mailto:esreiff@gmail.com]

Sent: Wednesday, May 18, 2011 2:33 PM

To: Luis Cuadra

Subject: CN5581 - SF Ballet Voicemail Message response

Hi Luis:

Call to Larry Laco on 5/18 at 2:13 pm.

Larry lives in the condos at Gough and McAllister.

He thought we were building something like Suttro towers.

I shared the design. Told him I would meet him if he would like.

He will look at the building and get back to me if he wants additional information or a visit.

Thanks, Evan

--

Evan Shepherd Reiff, MRP
AT&T Authorized Representative
Acquisition, Planning, and Permitting
430 Bush Street, 5th Floor
SF, CA 94108
esreiff@gmail.com
831-345-2245 (mobile)

----- Forwarded Message

From: Luis Cuadra <LCuadra@bergdavis.com>

Date: Mon, 16 May 2011 15:54:00 -0700

To: Evan Shepherd Reiff <esreiff@gmail.com>

Cc: Evette Davis <EDavis@bergdavis.com>, "VRIHEAS, THEADORA K (ATTSI)" <tv8342@att.com>,
Marc Blakeman <mb3878@att.com>

Subject: CN5581 - SF Ballet Voicemail Messages

Evan can you please return the following call?

5-13/4:45pm

Larry Lacco



at&t

S F BALLETT ASSOCIATION
455 FRANKLIN ST
SAN FRANCISCO, CA 94102
CN5581

S F BALLETT ASSOCIATION

CN5581
 455 FRANKLIN ST
 SAN FRANCISCO, CA 94102

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	06/02/10	CLIENT REV	C.M.
	09/11/10	CLIENT REV	C.M.
	10/05/10	CLIENT REV	C.M.
	04/07/11	CLIENT REV	G.T.
	05/24/11	CLIENT REV	J.S.
	06/22/11	CLIENT REV	J.S.

DRAWN BY: C. METZ
 CHECKED BY: C. MATHISEN
 APPROVED BY: L. HOUGHTBY
 DATE: 06/22/11

Streamline Engineering and Design, Inc.
 3288 Pennyn Rd, Suite 200 Loomis, CA 95650
 Contact: Larry Houghtby Phone: 916-275-4180
 E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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PROJECT DESCRIPTION

A (P) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF REMOVING (E) AT&T EQUIPMENT & OMNI ANTENNAS, & INSTALLING (8) (P) RBS CABINETS ON A (P) 13'X24' STEEL PLATFORM LOCATED ON THE (E) ROOF. ALSO INSTALLING (9) (P) ANTENNAS, (2) (P) FRP SCREENS, & (3) (P) FRP VENTS, PAINT TO MATCH (E) BUILDING.

VICINITY MAP



CODE COMPLIANCE

PROJECT INFORMATION

SITE NAME:	S F BALLETT ASSOCIATION	SITE #:	CN5581
COUNTY:	SAN FRANCISCO	JURISDICTION:	CITY OF SAN FRANCISCO
BLOCK/LOT:	BLOCK 792, LOT 31	POWER:	PG&E
SITE ADDRESS:	455 FRANKLIN ST SAN FRANCISCO, CA 94102	TELEPHONE:	AT&T
CURRENT ZONING:	NCT-3		
CONSTRUCTION TYPE:	II-B		
OCCUPANCY TYPE:	U		
HEIGHT / BULK:	65-X		
PROPERTY OWNER:	SAN FRANCISCO BALLETT ATTN: LEVI TONEY 455 FRANKLIN STREET SAN FRANCISCO, CA 94102 (415) 865-6691		
APPLICANT:	AT&T 430 BUSH STREET, 5TH FLOOR SAN FRANCISCO, CA 94108		
LEASING CONTACT:	ATTN: EVAN REIFF (831) 345-2245		
ZONING CONTACT:	ATTN: EVAN REIFF (831) 345-2245		
CONSTRUCTION CONTACT:	ATTN: STEVE ROMERO (925) 876-9240		
LATITUDE:	N 37° 46' 42.39" NAD 83		
LONGITUDE:	W 122° 25' 18.79" NAD 83		
AMSL:	± 66.1'		

DRIVING DIRECTIONS

FROM: 430 BUSH STREET, 5TH FLOOR, SAN FRANCISCO, CA 94108
 TO: 455 FRANKLIN ST, SAN FRANCISCO, CA 94102

1. START OUT GOING EAST ON BUSH ST TOWARD CLAUDE LN. 0.1 MI
2. TURN RIGHT ONTO MONTGOMERY ST. 0.2 MI
3. TURN RIGHT ONTO MARKET ST. 1.1 MI
4. TURN RIGHT ONTO HAYES ST. 0.3 MI
5. TURN RIGHT ONTO FRANKLIN ST. 0.1 MI

END AT: 455 FRANKLIN ST, SAN FRANCISCO, CA 94102
 ESTIMATED TIME: 6 MINUTES ESTIMATED DISTANCE: 1.78 MILES

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

at&t



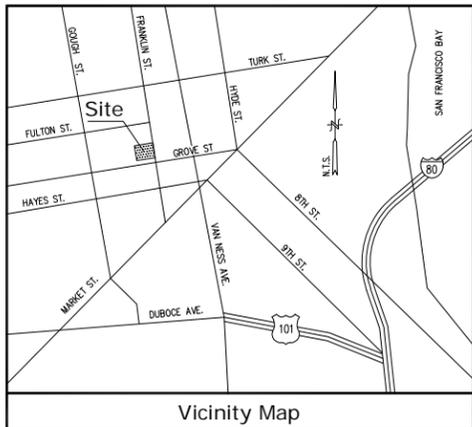
430 BUSH ST, 5TH FLOOR
 SAN FRANCISCO, CA 94108

SHEET TITLE:

TITLE

SHEET NUMBER:

T-1



Title Report

PREPARED BY: STEWART TITLE OF CALIFORNIA, INC.
 ORDER NO.: 335300
 DATE: SEPTEMBER 16, 2010

Legal Description

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

PARCEL ONE:
 BEGINNING AT A POINT ON THE WESTERLY LINE OF FRANKLIN STREET, DISTANT THEREON 68 FEET AND 9 INCHES NORTHERLY FROM THE NORTHERLY LINE OF GROVE STREET; RUNNING THENCE NORTHERLY ALONG SAID LINE OF FRANKLIN STREET 103 FEET AND 1-1/2 INCHES TO A POINT DISTANT THEREON 103 FEET AND 1-1/2 INCHES SOUTHERLY FROM THE SOUTHERLY LINE OF FULTON STREET; THENCE AT A RIGHT ANGLE WESTERLY 82 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE SOUTHERLY 171 FEET 10-1/2 INCHES TO THE NORTHERLY LINE OF GROVE STREET; THENCE AT A RIGHT ANGLE EASTERLY ALONG SAID LINE OF GROVE STREET 25 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 68 FEET AND 9 INCHES; THENCE AT A RIGHT ANGLE EASTERLY 57 FEET AND 6 INCHES TO THE POINT OF BEGINNING.
 BEING A PORTION OF WESTERN ADDITION BLOCK NO. 138.

PARCEL TWO:
 BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF FULTON STREET WITH THE WESTERLY LINE OF FRANKLIN STREET; RUNNING THENCE WESTERLY ALONG SAID LINE OF FULTON STREET 82 FEET AND 6 INCHES; THENCE AT RIGHT ANGLE SOUTHERLY 103 FEET AND 1-1/2 INCHES; THENCE AT A RIGHT ANGLE WESTERLY 82 FEET AND 6 INCHES TO THE WESTERLY LINE OF FRANKLIN STREET; THENCE AT A RIGHT ANGLE NORTHERLY ALONG SAID LINE OF FRANKLIN STREET 103 FEET AND 1-1/2 INCHES TO THE POINT OF BEGINNING.
 BEING A PORTION OF WESTERN ADDITION BLOCK NO. 138.

PARCEL THREE:
 TOGETHER WITH A SURFACE EASEMENT FOR ENCROACHMENT AND SUBSURFACE RIGHTS FOR SUPPORT OF IMPROVEMENTS APPURTENANT TO PARCELS ONE AND TWO ABOVE, OVER, ON AND UNDER THE FOLLOWING DESCRIBED PROPERTY:
 BEGINNING AT A POINT ON THE SOUTHERLY LINE OF FULTON STREET, DISTANT THEREON 82 FEET AND 6 INCHES WESTERLY FROM THE WESTERLY LINE OF FRANKLIN STREET; RUNNING THENCE SOUTHERLY, PARALLEL WITH SAID LINE OF FRANKLIN STREET 185 FEET AND 3 INCHES; THENCE AT A RIGHT ANGLE WESTERLY 5 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE NORTHERLY 185 FEET AND 3 INCHES TO THE SOUTHERLY LINE OF FULTON STREET; THENCE AT A RIGHT ANGLE EASTERLY ALONG SAID LINE OF FULTON STREET 5 FEET AND 6 INCHES TO THE POINT OF BEGINNING.
 SAID EASEMENT IS SET FORTH IN A DOCUMENT RECORDED JULY 16, 1982 IN BOOK D413, PAGE 1409 AS INSTRUMENT NO. D222602 OF OFFICIAL RECORDS.

PARCEL FOUR:
 ALSO TOGETHER WITH A NONEXCLUSIVE LIGHT AND AIR EASEMENT APPURTENANT TO PARCELS ONE AND TWO ABOVE, OVER THE FOLLOWING DESCRIBED PROPERTY:
 BEGINNING AT A POINT ON THE SOUTHERLY LINE OF FULTON STREET DISTANT THEREON 88 FEET WESTERLY FROM THE WESTERLY LINE OF FRANKLIN STREET; THENCE NORTHERLY AT A RIGHT ANGLE TO SAID LINE OF FULTON STREET 137 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE WESTERLY 22 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 137 FEET AND 6 INCHES TO THE SOUTHERLY LINE OF FULTON STREET; THENCE AT A RIGHT ANGLE EASTERLY ALONG SAID LINE OF FULTON STREET 22 FEET TO THE POINT OF BEGINNING.
 SAID EASEMENT IS SET FORTH IN A DOCUMENT RECORDED JULY 16, 1982 IN BOOK D413, PAGE 1409 AS INSTRUMENT NO. D222602 OF OFFICIAL RECORDS.

PARCEL FIVE:
 ALSO TOGETHER WITH AN EXCLUSIVE EASEMENT AND RIGHT-OF-WAY OVER, UNDER, THROUGH AND ACROSS THE FOLLOWING DESCRIBED PROPERTY FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING AND REPLACING AN EXPANSION FACILITY APPURTENANT TO PARCELS ONE AND TWO ABOVE:
 BEGINNING AT A POINT ON THE NORTHERLY LINE OF GROVE STREET, DISTANT THEREON 82.50 FEET WESTERLY FROM THE WESTERLY LINE OF FRANKLIN STREET; THENCE NORTHERLY AT A RIGHT ANGLE TO SAID LINE OF GROVE STREET 89.75 FEET TO A POINT PERPENDICULARLY DISTANT 185.25 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF FULTON STREET; THENCE AT A RIGHT ANGLE WESTERLY PARALLEL WITH SAID LINE OF FULTON STREET, 5.50 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 89.75 FEET TO THE NORTHERLY LINE OF GROVE STREET; THENCE AT A RIGHT ANGLE EASTERLY ALONG SAID LINE OF GROVE STREET 5.50 FEET TO THE POINT OF BEGINNING.
 SAID EASEMENT IS SET FORTH IN A DOCUMENT RECORDED OCTOBER 17, 2001 IN BOOK H994, PAGE 0391 AS INSTRUMENT NO. 2001-H040759-00 OF OFFICIAL RECORDS.

Assessor's Parcel No.

LOT 31, BLOCK 792

Easements

- ① AN EASEMENT FOR LIGHT AND AIR PURPOSES RECORDED JUNE 29, 1981 IN BOOK D227 PAGE 873 INSTRUMENT NO. D101223, AND IN DOCUMENT RECORDED JULY 16, 1982 IN BOOK D413 PAGE 1286 AS INSTRUMENT NO. D222600 AND IN DOCUMENT RECORDED JULY 16, 1982 IN BOOK D413 PAGE 1400 AS INSTRUMENT NO. D222601 ALL OFFICIAL RECORDS (PLOTTED HEREON)
- ② TERMS AND PROVISIONS REGARDING EASEMENT PARCELS IN DOCUMENT RECORDED JULY 16, 1982 IN BOOK D413 PAGE 1409 INSTRUMENT NO. D222602 OFFICIAL RECORDS (PLOTTED HEREON)
- ③ AN EASEMENT FOR ACCESS AND RIGHTS PURPOSES RECORDED OCTOBER 17, 2001 IN BOOK H994 PAGE 0391 AS INSTRUMENT NO. 2001-H040759 OFFICIAL RECORDS (PLOTTED HEREON)

Access Easement/Lease Area

TO BE DETERMINED

Geographic Coordinates at Center of Building

1983 DATUM: LATITUDE 37° 46' 42.39" N LONGITUDE 122° 25' 18.79" W

ELEVATION = 66.1 FEET ABOVE MEAN SEA LEVEL (A.M.S.L.)

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

Basis of Bearings

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

Bench Mark

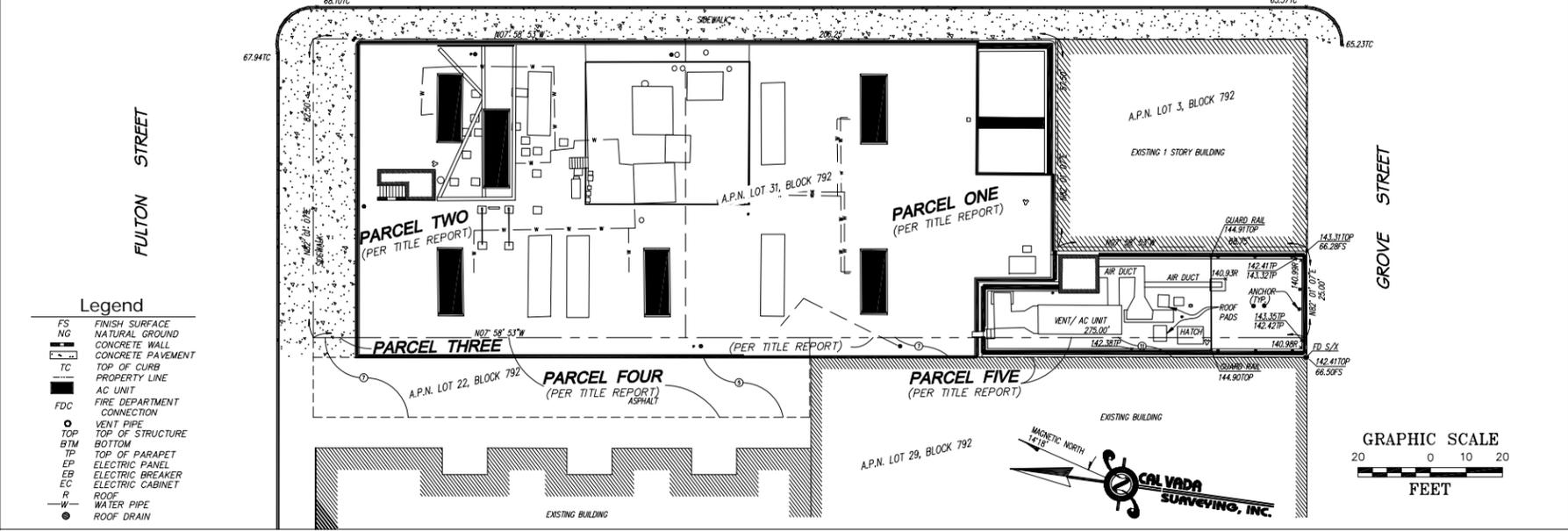
THE CALIFORNIA SPATIAL REFERENCE COURSE "SBEN", ELEVATION = 101.42 FEET (NAVD 88).

Date of Survey

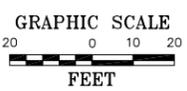
FEBRUARY 18, 2010

Boundary Detail

SCALE: 1"=20'

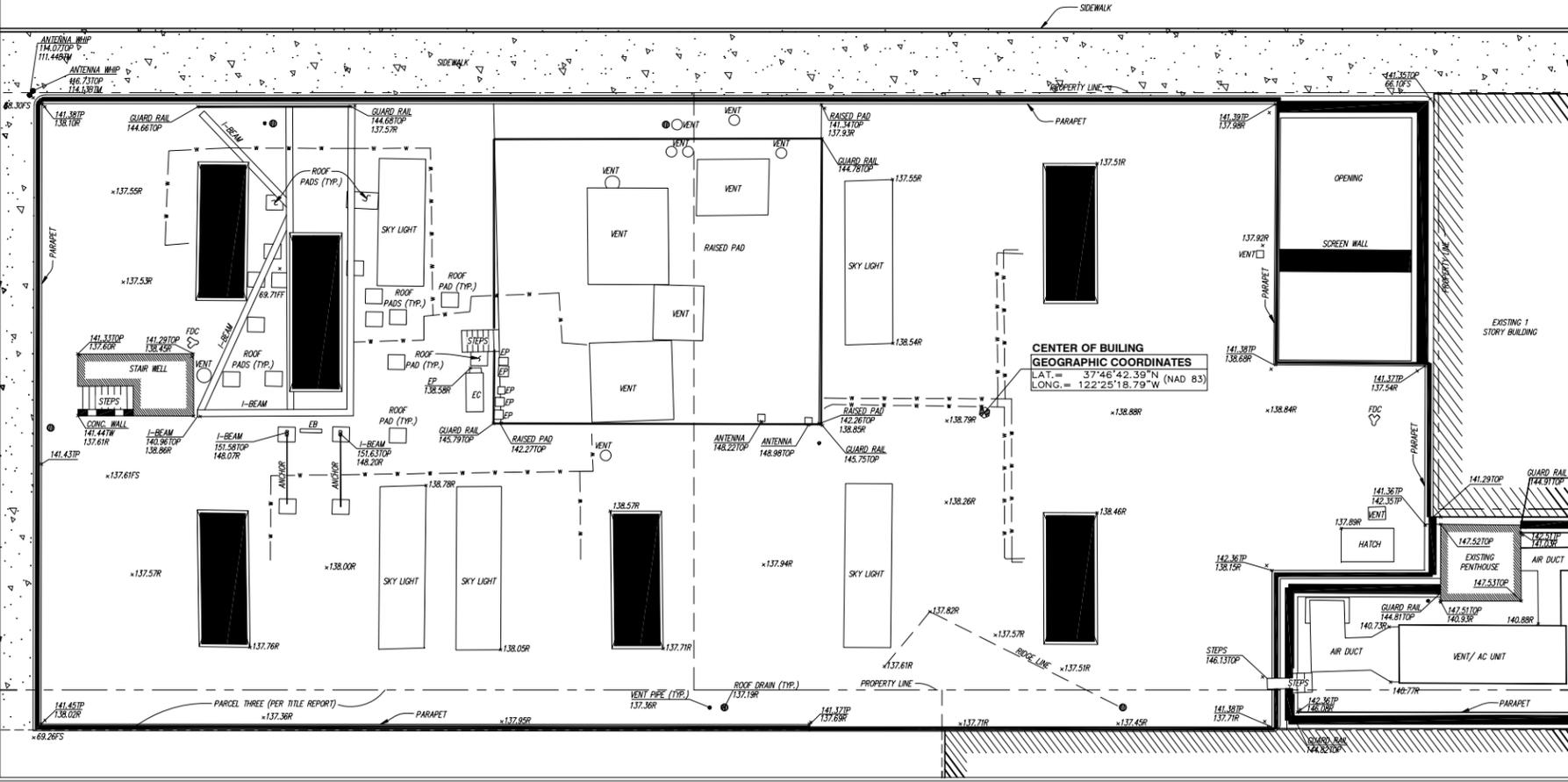


- Legend**
- FS FINISH SURFACE
 - NG NATURAL GROUND
 - CONCRETE WALL
 - CONCRETE PAVEMENT
 - TC TOP OF CURB
 - PROPERTY LINE
 - AC UNIT
 - FIRE DEPARTMENT CONNECTION
 - VENT PIPE
 - TOP OF STRUCTURE
 - BTM BOTTOM
 - TP TOP OF PARAPET
 - EP ELECTRIC PANEL
 - EB ELECTRIC BREAKER
 - EC ELECTRIC CABINET
 - IP ROOF
 - W WATER PIPE
 - RD ROOF DRAIN



Roof Detail

SCALE: 1"=10'



**CENTER OF BUILDING
 GEOGRAPHIC COORDINATES**
 LAT. = 37° 46' 42.39" N (NAD 83)
 LONG. = 122° 25' 18.79" W

Streamline Engineering

and Design, Inc.
 3268 Penryn Rd, Suite 200 Loomis, CA 95650
 Contact: Larry Houghton Phone: 916-275-4180
 E-Mail: larry@streamlineeng.com Fax: 916-650-1941

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CONSULTANT
CAL VADA SURVEYING, INC.
 411 Jarvis Cir., Suite 205, Corona, CA 92680
 Phone: 951-265-9999 Fax: 951-265-9746
 Tel/Fax: 800-CALVADA www.calvada.com
 JOB NO. 10104

PREPARED FOR

 430 Bush Street, 5th Floor
 San Francisco, Ca 94108

APPROVALS

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

PROJECT NAME
 S.F. BALLET ASSOCIATION

PROJECT NUMBER
 CN5581

455 FRANKLIN STREET
 SAN FRANCISCO, CA 94102
 SAN FRANCISCO COUNTY

REV. DATE	DESCRIPTION	BY
02/26/10	PRELIMINARY	AL
04/09/10	CLIENT'S COMMENTS	RG
10/05/10	TITLE REPORT	HP

SHEET TITLE
 TOPOGRAPHIC SURVEY

C-1
 SHEET 1 OF 1

ISSUE STATUS

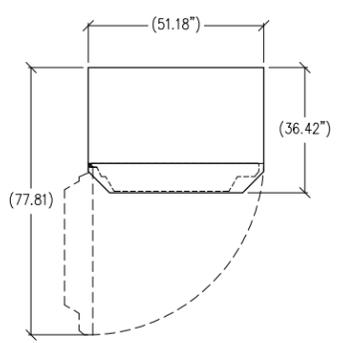
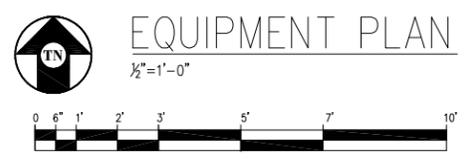
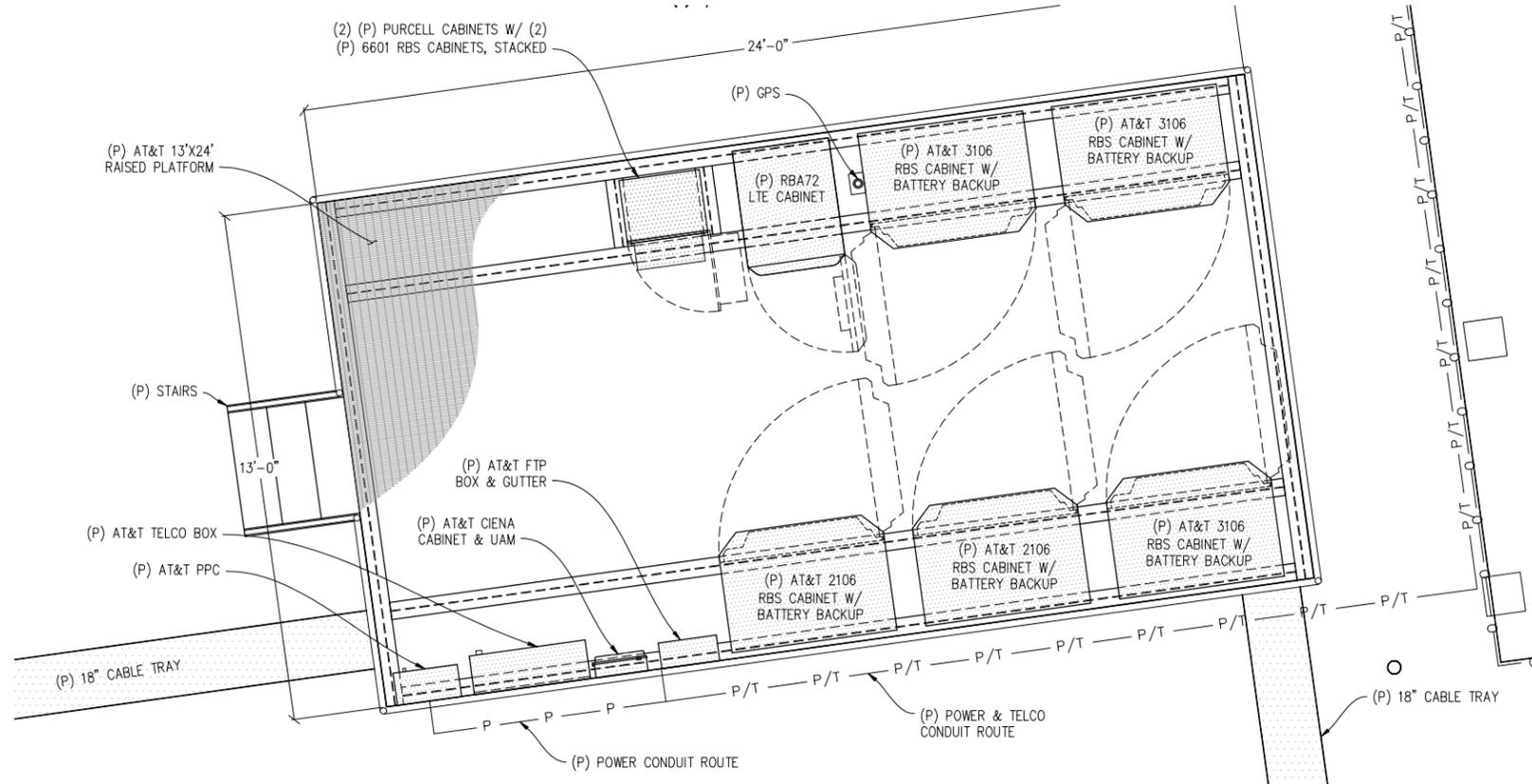
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	09/11/10	CLIENT REV	C.M.
	10/05/10	CLIENT REV	C.M.
	04/07/11	CLIENT REV	G.T.
	05/24/11	CLIENT REV	J.S.
	06/22/11	CLIENT REV	J.S.

DRAWN BY: C. METZ
CHECKED BY: C. MATHISEN
APPROVED BY: L. HOUGHTBY
DATE: 06/22/11

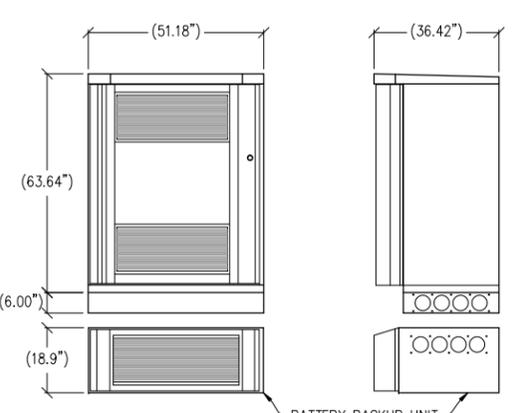
Streamline Engineering
and Design, Inc.

3288 Penryn Rd, Suite 200 Loomis, CA 95650
Contact: Larry Houghtby Phone: 916-275-4180
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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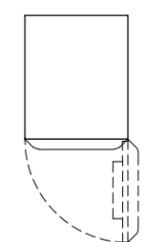


TOP VIEW

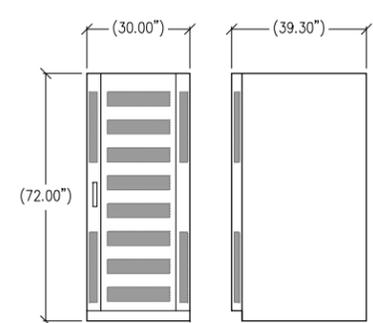


FRONT VIEW RIGHT VIEW

1 2106/3106 RBS DETAIL
1/2\"/>

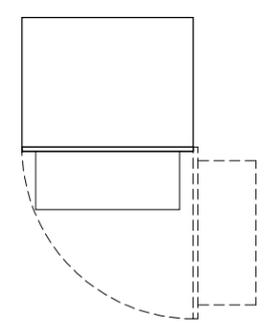


TOP VIEW

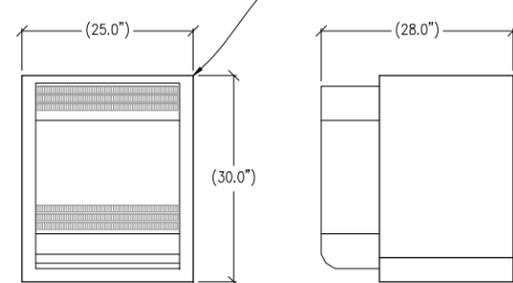


FRONT VIEW RIGHT VIEW

2 RBA72 CABINET DETAIL
1/2\"/>



TOP VIEW

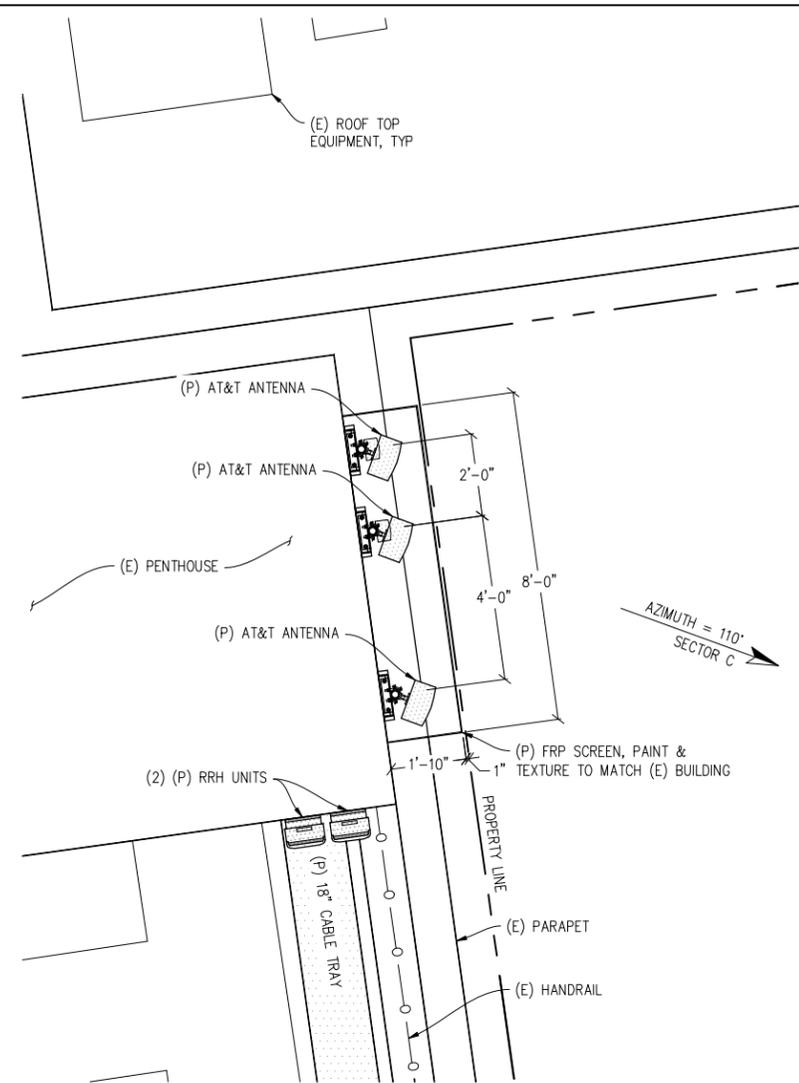
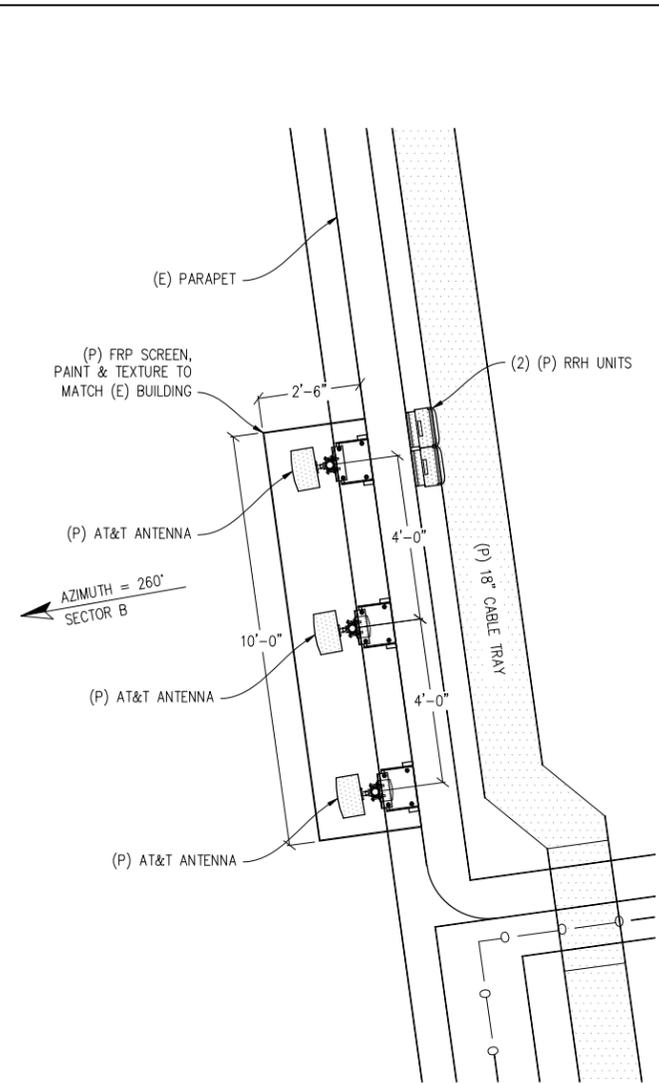
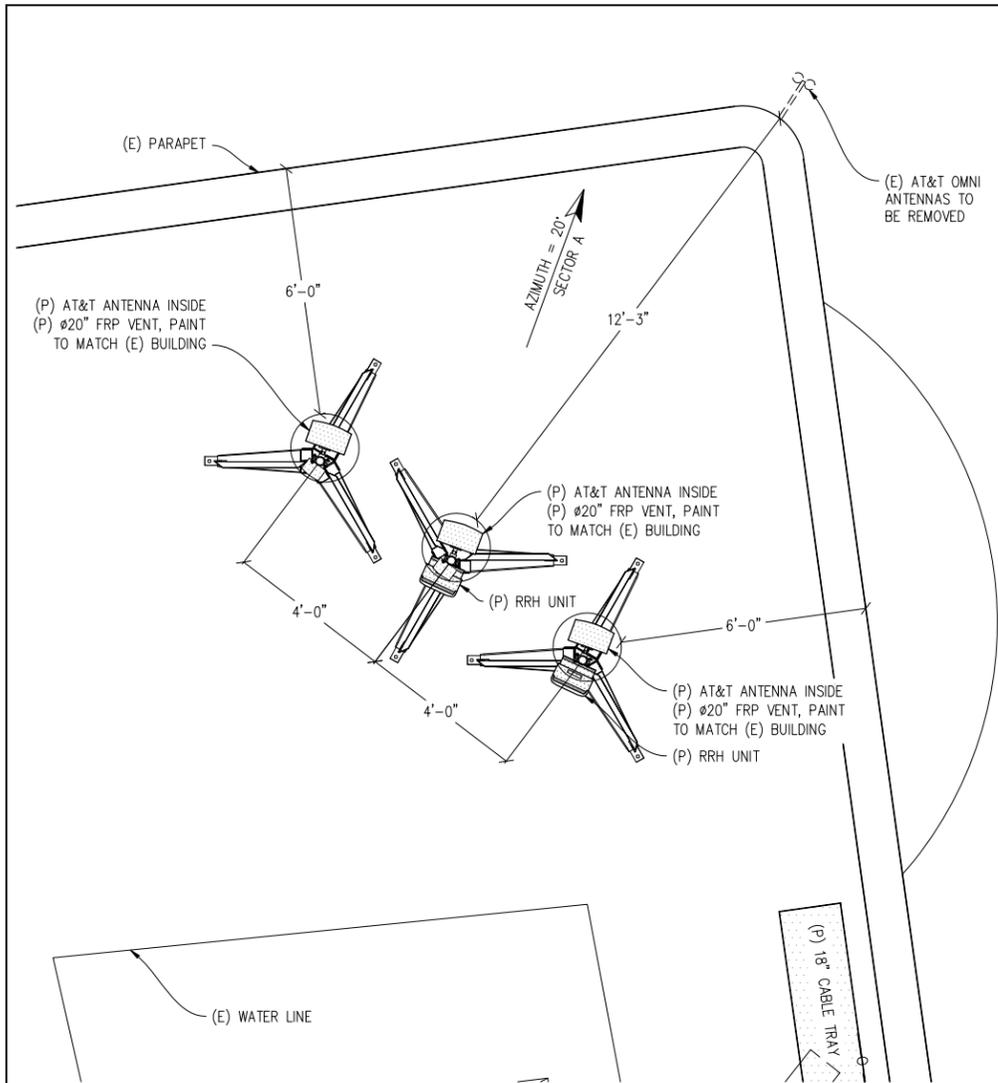


FRONT VIEW RIGHT VIEW

3 PURCELL FLX16WS LTE SOLUTION CABINET
1\"/>

at&t

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



ANTENNA PLAN SECTOR A

1/2"=1'-0"



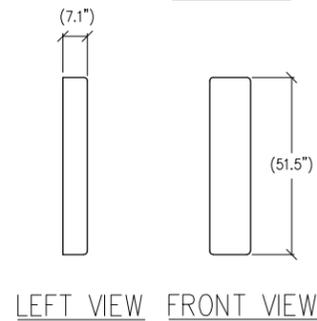
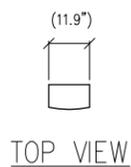
ANTENNA PLAN SECTOR B

1/2"=1'-0"

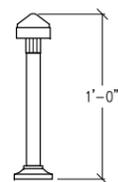


ANTENNA PLAN SECTOR C

1/2"=1'-0"



1 ANTENNA DETAIL
1/2"=1'-0"



2 GPS DETAIL
1"=6"

S F BALLETT ASSOCIATION

CN5581
455 FRANKLIN ST
SAN FRANCISCO, CA 94102

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	06/02/10	CLIENT REV	C.M.
	09/11/10	CLIENT REV	C.M.
	10/05/10	CLIENT REV	C.M.
	04/07/11	CLIENT REV	G.T.
	05/24/11	CLIENT REV	J.S.
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DRAWN BY: C. METZ
CHECKED BY: C. MATHISEN
APPROVED BY: L. HOUGHTBY
DATE: 06/22/11

Streamline Engineering
and Design, Inc.

3288 Penryn Rd, Suite 200 Loomis, CA 95650
Contact: Larry Houghtby Phone: 916-275-4180
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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

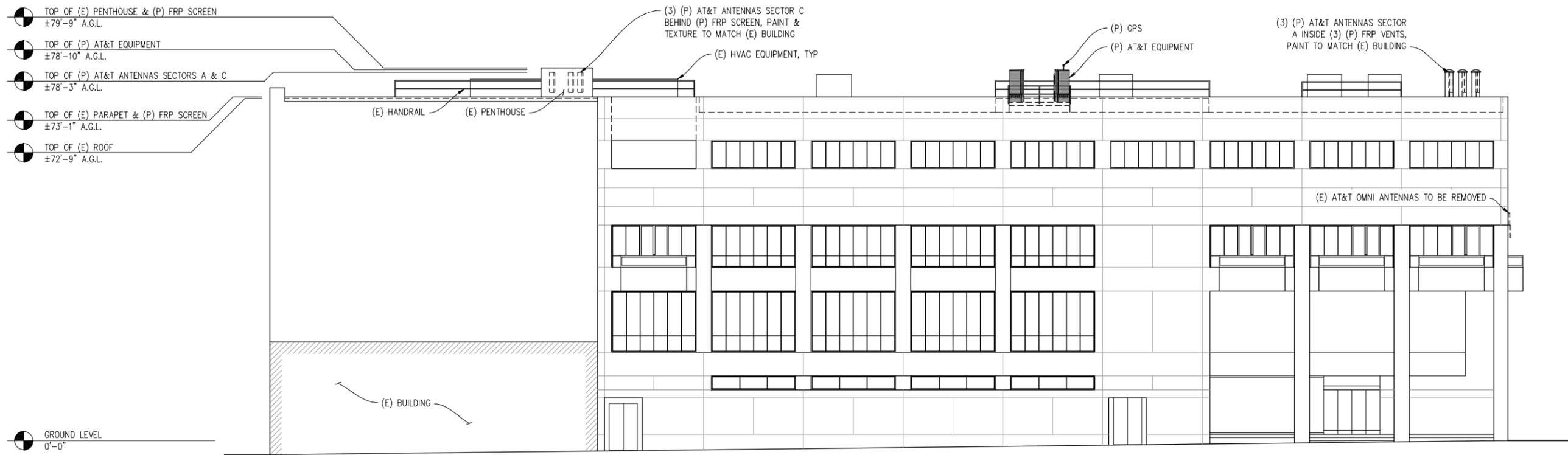
SHEET TITLE:
ANTENNA PLANS & DETAILS
SHEET NUMBER:
A-3



NORTH ELEVATION

3/32" = 1'-0"

VIEW FROM FULTON STREET



EAST ELEVATION

3/32" = 1'-0"

VIEW FROM FRANKLIN STREET

S F BALLET ASSOCIATION

CN5581
455 FRANKLIN ST
SAN FRANCISCO, CA 94102

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	06/02/10	CLIENT REV	C.M.
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DRAWN BY: C. METZ
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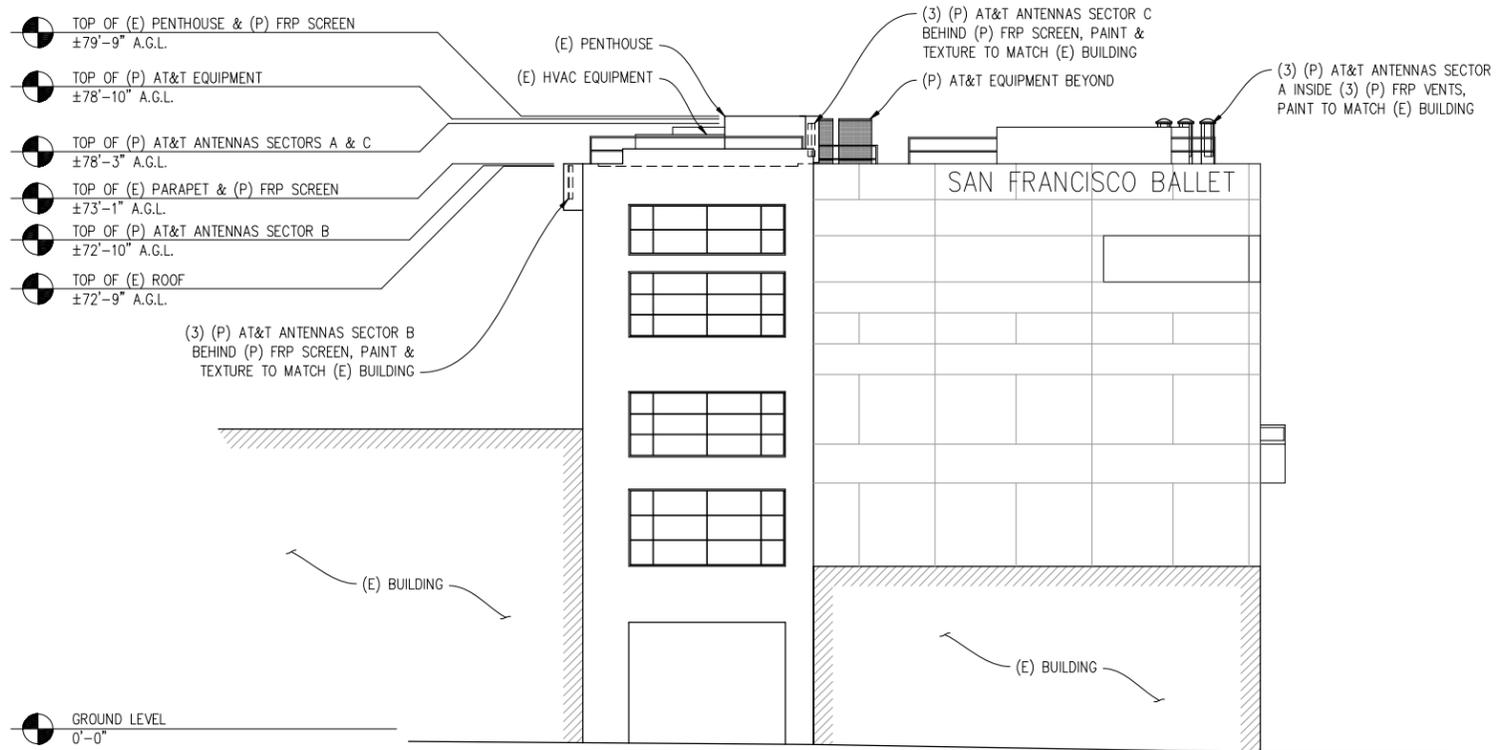
430 BUSH ST., 5TH FLOOR
SAN FRANCISCO, CA 94108

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

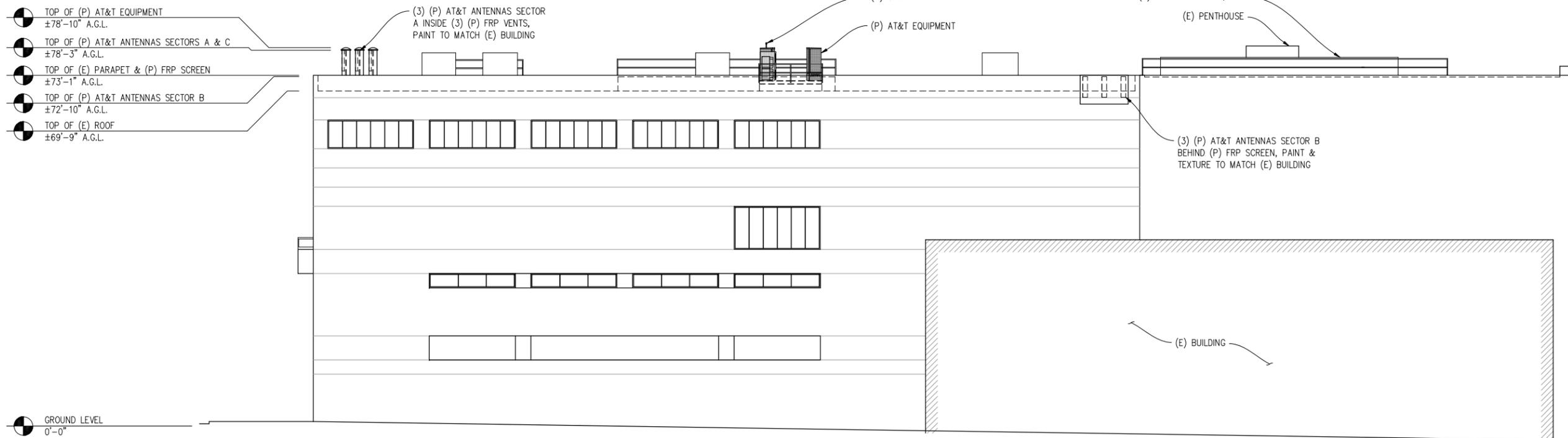
A-4



SOUTH ELEVATION

3/32" = 1'-0"

VIEW FROM GROVE STREET



WEST ELEVATION

3/32" = 1'-0"

VIEW FROM GOUGH STREET

**S F BALLET
ASSOCIATION**

CN5581
455 FRANKLIN ST
SAN FRANCISCO, CA 94102

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	06/02/10	CLIENT REV	C.M.
	09/11/10	CLIENT REV	C.M.
	10/05/10	CLIENT REV	C.M.
	04/07/11	CLIENT REV	G.T.
	05/24/11	CLIENT REV	J.S.
	06/22/11	CLIENT REV	J.S.

DRAWN BY: C. METZ

CHECKED BY: C. MATHISEN

APPROVED BY: L. HOUGHTBY

DATE: 06/22/11

Streamline Engineering
and Design, Inc.

3288 Penryn Rd, Suite 200 Loomis, CA 95650
Contact: Larry Houghtby Phone: 916-275-4180
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-5