



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: MAY 10, 2012

*Date:* May 3, 2012  
*Case No.:* **2011.0492C**  
*Project Address:* **709 Geary Street**  
*Current Zoning:* RC-4 (Residential-Commercial Combined, High Density) District  
North of Market Residential Special Use District 2  
80-T Height and Bulk District  
*Block/Lot:* 0319/001  
*Project Sponsor:* Eric Lentz for  
AT&T Mobility  
430 Bush Street, 5<sup>th</sup> 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  
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### PROJECT DESCRIPTION

The proposal is to remove two existing antennas and install up to seven roof-mounted panel antennas and associated equipment cabinets located on the ground level in a breezeway to the south of the property as part of a wireless transmission network operated by AT&T-Mobility. The site is a Location Preference 5 (Preferred Location – Mixed Use Buildings in High Density Districts) according to the Wireless Telecommunications Services (WTS) Siting Guidelines. Three antennas measure 4'-3" high by 1' wide by 7" thick. The remaining antennas measure 4'4" high by 2' wide by 2'4" thick. The antennas would be mounted on the existing roof approximately 55 to 61 feet above grade. The proposed antennas would be placed within new radio frequency transparent shrouds designed to resemble vent pipes. The top of the antennas would be approximately 60 to 66 feet above grade. Equipment cabinets would be located on the ground level in a breezeway on the south side of the building. The equipment would be screened from view by a wooden fence.

### SITE DESCRIPTION AND PRESENT USE

The project is located on the southwest corner of Geary and Leavenworth Streets; Lot 001, Assessor's Block 0319, and within the RC-4 (Residential-Commercial Combined, High Density) Zoning District and 80-T Height and Bulk District. The site is occupied by a four-story mixed-use building with ground floor commercial uses and 35 dwelling units.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The project site is located in an area of one story commercial buildings and three to six-story mixed-use buildings with ground floor commercial and upper story residential uses. A number of residential hotel buildings are located in the area.

## **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**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	April 20, 2012	April 18, 2012	22 days
Posted Notice	20 days	April 20, 2012	April 18, 2012	22 days
Mailed Notice	20 days	April 20, 2012	April 18, 2012	22 days

## **PUBLIC COMMENT**

As of May 3, 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 209.6(b) 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.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary   | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion        | Drawings: <u>Proposed Project</u>                             |
| <input checked="" type="checkbox"/> Zoning District Map | <input checked="" type="checkbox"/> Check for legibility      |
| <input type="checkbox"/> Height & Bulk Map              | <input checked="" type="checkbox"/> Photo Simulations         |
| <input checked="" type="checkbox"/> Parcel Map          | <input checked="" type="checkbox"/> Coverage Maps             |
| <input checked="" type="checkbox"/> Sanborn Map         | <input checked="" type="checkbox"/> RF Report                 |
| <input checked="" type="checkbox"/> Aerial Photo        | <input checked="" type="checkbox"/> DPH Approval              |
| <input checked="" type="checkbox"/> Context Photos      | <input checked="" type="checkbox"/> Community Outreach Report |
| <input checked="" type="checkbox"/> Site Photos         | <input 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: MAY 10, 2012

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 430 Bush Street, 5<sup>th</sup> Floor  
 San Francisco, CA 94108  
*Staff Contact:* Rick Crawford – (415) 588-6358  
 rick.crawford@sfgov.org

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 209.6(b) AND 303 TO INSTALL A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF SEVEN ROOF-MOUNTED PANEL ANTENNAS AND RELATED EQUIPMENT LOCATED ON THE GROUND LEVEL IN A BREEZEWAY TO THE SOUTH OF THE PROPERTY OCCUPIED BY AN EXISTING FOUR-STORY MIXED USE BUILDING AS PART OF AT&T MOBILITY’S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN THE RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) ZONING DISTRICT AND A 80-T HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On May 11, 2011, AT&T Mobility (hereinafter "Project Sponsor"), made an application (hereinafter "application"), for Conditional Use Authorization on the property at 709 Geary Street, Lot 001 in Assessor's Block 0319, (hereinafter "project site") to install a wireless telecommunications facility consisting of seven roof-mounted panel antennas on the existing four-story building with related equipment located on the ground level in a breezeway to the south of the property as part of AT&T Mobility’s wireless telecommunications network within the RC-4 (Residential-Commercial Combined, High Density) Zoning District and a 80-T 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 May 10, 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. 2011.0492C, 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 Geary and Leavenworth Streets; Lot 001, Assessor's Block 0319, and within the RC-4 (Residential-Commercial Combined, High Density) Zoning District and 80-T Height and Bulk District. The site is occupied by a four-story mixed-use building with ground floor commercial uses and 35 dwelling units.
3. **Surrounding Properties and Neighborhood.** The project site is located in an area of one story commercial buildings and three to six-story mixed-use buildings with ground floor commercial and upper story residential uses. A number of residential hotel buildings are located in the area.
4. **Project Description.** The proposal is to remove two existing antennas and install up to seven roof-mounted panel antennas and associated equipment cabinets located on the ground level in a breezeway to the south of the property as part of a wireless transmission network operated by AT&T-Mobility. The site is a Location Preference 5 (Preferred Location – Mixed Use Buildings in High Density Districts) according to the Wireless Telecommunications Services (WTS) Siting Guidelines. Three antennas measure 4'-3" high by 1' wide by 7" thick. The remaining antennas measure 4'4" high by 2' wide by 2'4" thick. The antennas would be mounted on the existing roof approximately 55 to 61 feet above grade. The proposed antennas would be placed within new radio frequency transparent shrouds designed to resemble vent pipes. The top of the antennas would be approximately 60 to 66 feet above grade. Equipment cabinets would be located on the ground level in a breezeway on the south side of the building. The equipment would be screened from view by a wooden fence.

5. **Past History and Actions.** The Planning Commission established guidelines for the installation of wireless telecommunications facilities in 1996 ("Guidelines"). These Guidelines set forth the land use policies and practices that guide the installation and approval of wireless facilities throughout San Francisco. A large portion of the Guidelines was dedicated to establishing location preferences for these installations. The Board of Supervisors, in Resolution No. 635-96, provided input as to where wireless facilities should be located within San Francisco. The Guidelines were updated by the Commission in 2003, requiring community outreach, notification, and detailed information about the facilities to be installed.<sup>1</sup>

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

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

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

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

On May 10, 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 209.6(b) and 303 to install a wireless telecommunications facility consisting of seven roof-mounted panel antennas and associated equipment cabinets located on the ground level in a breezeway to the south of the property, 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

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

Preference Number 5, as it is a Preferred Location – Mixed Use Buildings in High Density Districts.

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 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 remove the existing antennas and install seven new antennas. The antennas would be mounted at a height of 55 to 61 feet above the ground. The estimated ambient RF field from the proposed AT&T-Mobility transmitters at ground level is calculated to be 0.014mW/sq. cm., which is 2.4% 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. Barricades should be installed to prevent access to the areas in front of the antennas. Warning signs must be posted at the antennas and roof access points in English, Spanish, and Chinese. Workers should not have access to within 22 feet of the front of the antennas while in operation. Worker prohibited access areas should be marked with red striping and the designated worker notification areas with yellow striping on the rooftop.
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 Monday, July 27, 2011 at the Tenderloin Community Center, located at 570 Ellis Street. 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 May 3, 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 209.6(b), 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 709 Geary 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 709 Geary 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 Post, O'Farrell, Hyde, and Jones Streets, as indicated in the coverage maps. This facility would close the existing service gap for outdoor service along Geary and Leavenworth 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 vent pipes. The proposal, located 55 to 61 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 RC-4 (Residential-Commercial Combined, High Density) District in that the intended use is located on an existing building approximately 55 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 vent pipes on the rooftop. Equipment cabinets would be located on the ground level in a breezeway to the south of the property. 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 1917 and is a historic resource. The project would not alter the façade of the building and has been determined to be categorically exempt as class 3.*

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

*The Project 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 209.6(b) and 303 to install up to seven roof-mounted panel antennas and associated equipment cabinets located on the ground level in a breezeway to the south of the property at 709 Geary Street as part of a wireless transmission network operated by AT&T-Mobility on a Location Preference 5 (Preferred Location – Mixed Use Buildings in High Density Districts) site according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within RC-4 (Residential-Commercial Combined, High Density) Zoning District and a 80-T 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 May 10, 2012.

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Linda Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 10, 2012

## **EXHIBIT A**

### **AUTHORIZATION**

This authorization is for a Conditional Use Authorization under Planning Code Sections 209.6(b) and 303 to install a wireless telecommunications facility consisting of seven roof-mounted panel antennas with related equipment cabinets located on the ground level in a breezeway to the south of the property, a Location Preference 5 (Preferred Location – Mixed Use Buildings in High Density Districts) site according to the Wireless Telecommunications Services (WTS) Siting Guidelines, as part of AT&T-Mobility's wireless telecommunications network within the RC-4 (Residential-Commercial Combined, High Density) Zoning District and a 80-THeight 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 May 10, 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](http://www.sf-planning.org).*

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

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

### DESIGN – COMPLIANCE AT PLAN STAGE

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6613, [www.sf-planning.org](http://www.sf-planning.org).*

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6613, [www.sf-planning.org](http://www.sf-planning.org).*

#### MONITORING - AFTER ENTITLEMENT

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

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

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

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

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

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

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

**8. Implementation Costs - WTS.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## OPERATION

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

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

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

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

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

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

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

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

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

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

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

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

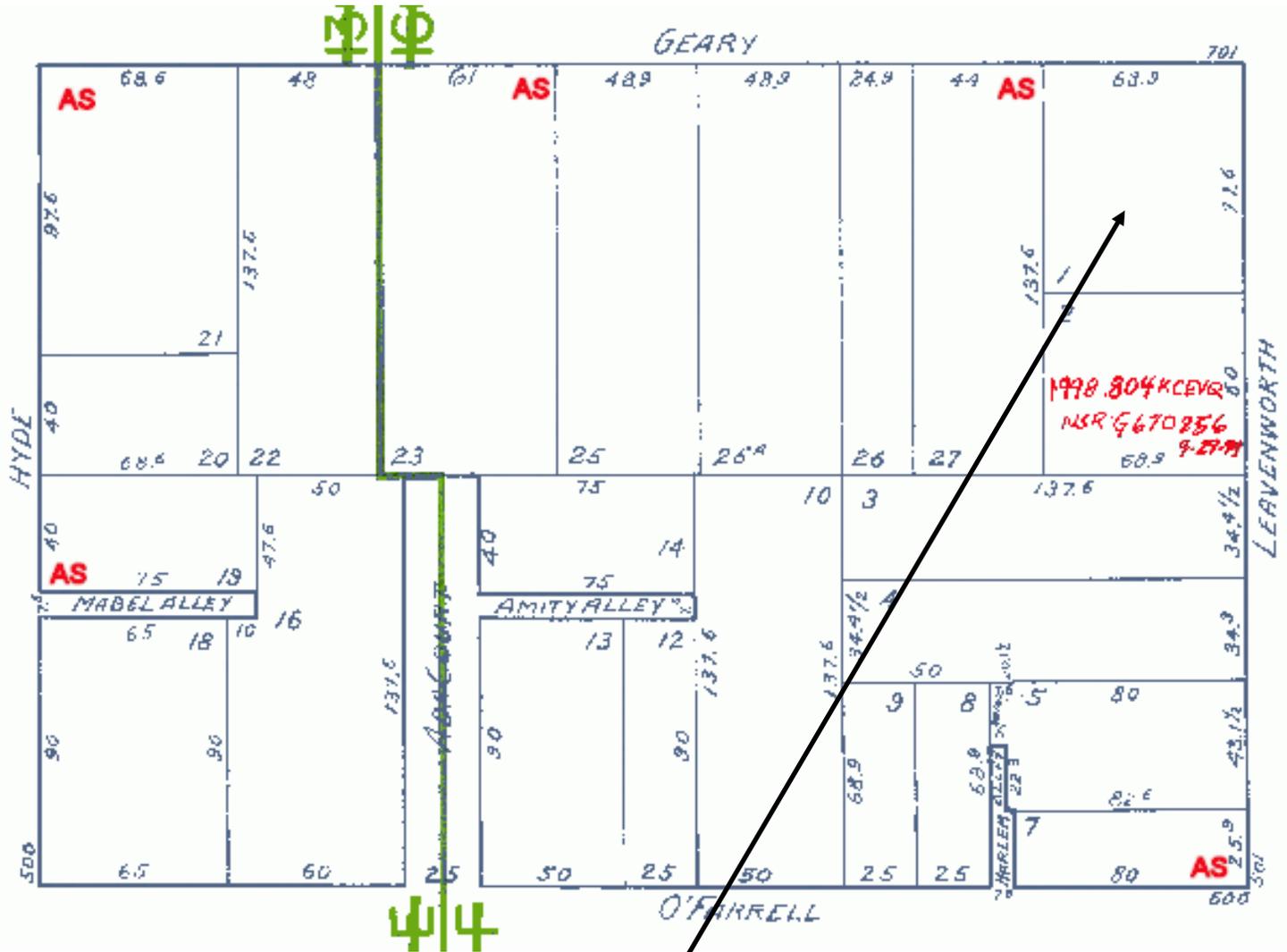
*For information about compliance, contact the Department of Technology, 415-581-4000, <http://sfgov3.org/index.aspx?page=1421>*

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

# Parcel Map

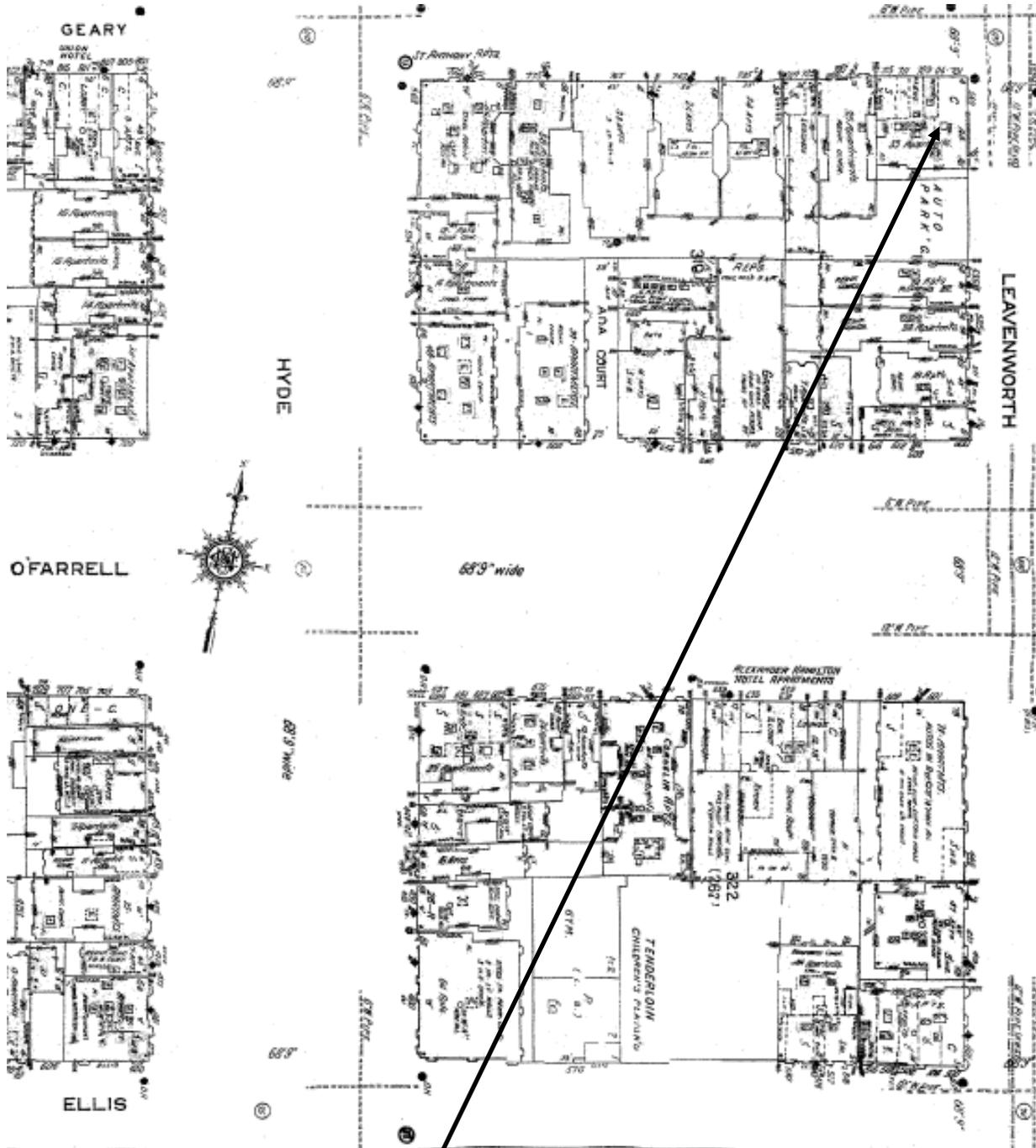


SUBJECT PROPERTY



Conditional Use Authorization  
 Case Number 2011.0492C  
 AT&T Mobility WTS  
 709 Geary Street

# Sanborn Map\*



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

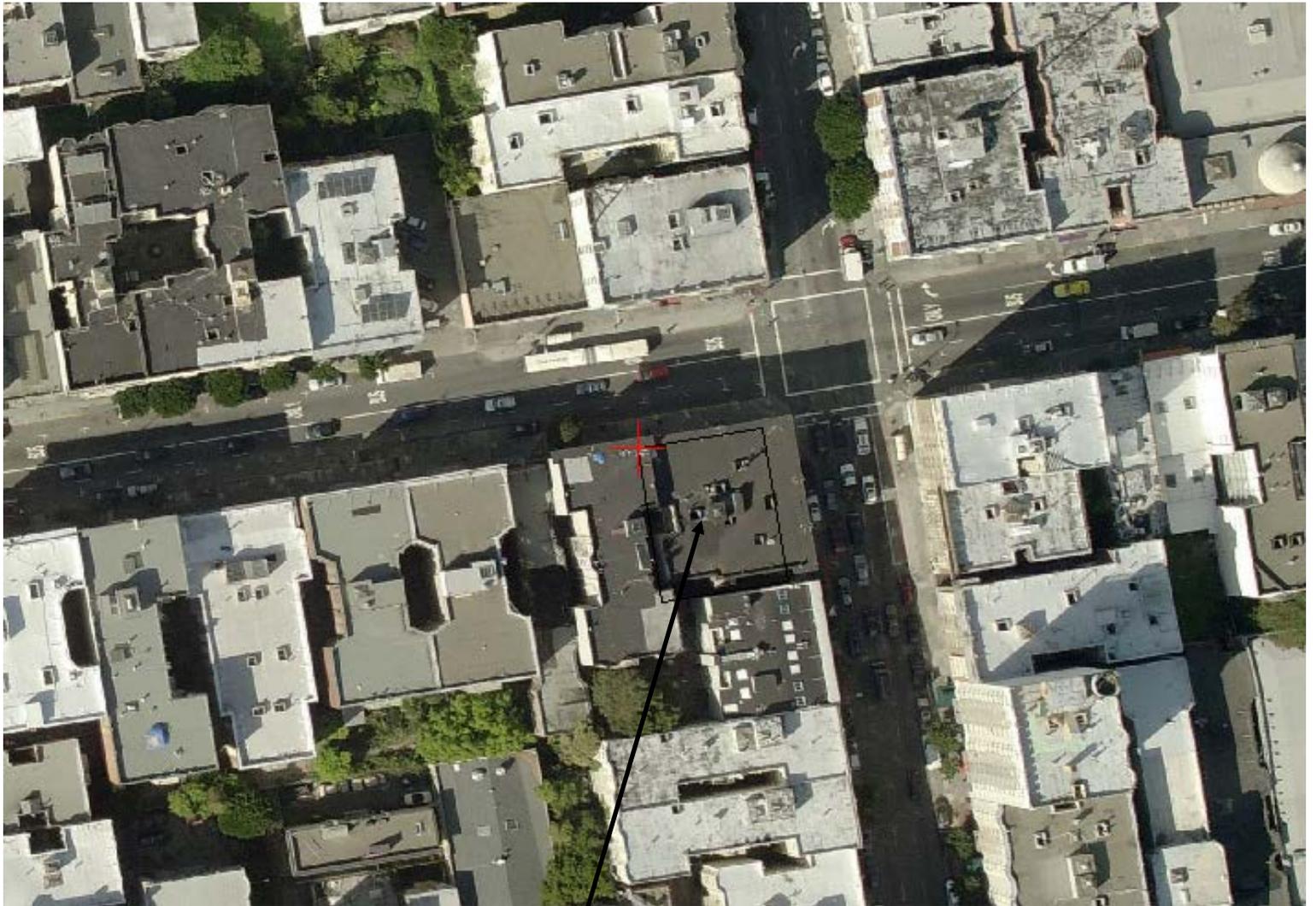
**SUBJECT PROPERTY**



Conditional Use Authorization  
Case Number 2011.0492C  
AT&T Mobility WTS  
709 Geary Street



# Aerial Photo



**SUBJECT PROPERTY**



Conditional Use Authorization  
Case Number 2011.0492C  
AT&T Mobility WTS  
709 Geary Street

# Context Photos



View looking east down Geary Street at southerly blockface



View looking west down Geary Street at the northerly blockface

Conditional Use Authorization  
Case Number 2011.0492C  
AT&T Mobility WTS  
709 Geary Street

# Context Photos



View looking south down Leavenworth Street toward the easterly blockface



View looking north down Leavenworth Street at the easterly blockface

Conditional Use Authorization  
Case Number 2011.0492C  
AT&T Mobility WTS  
709 Geary Street

# Site Photo



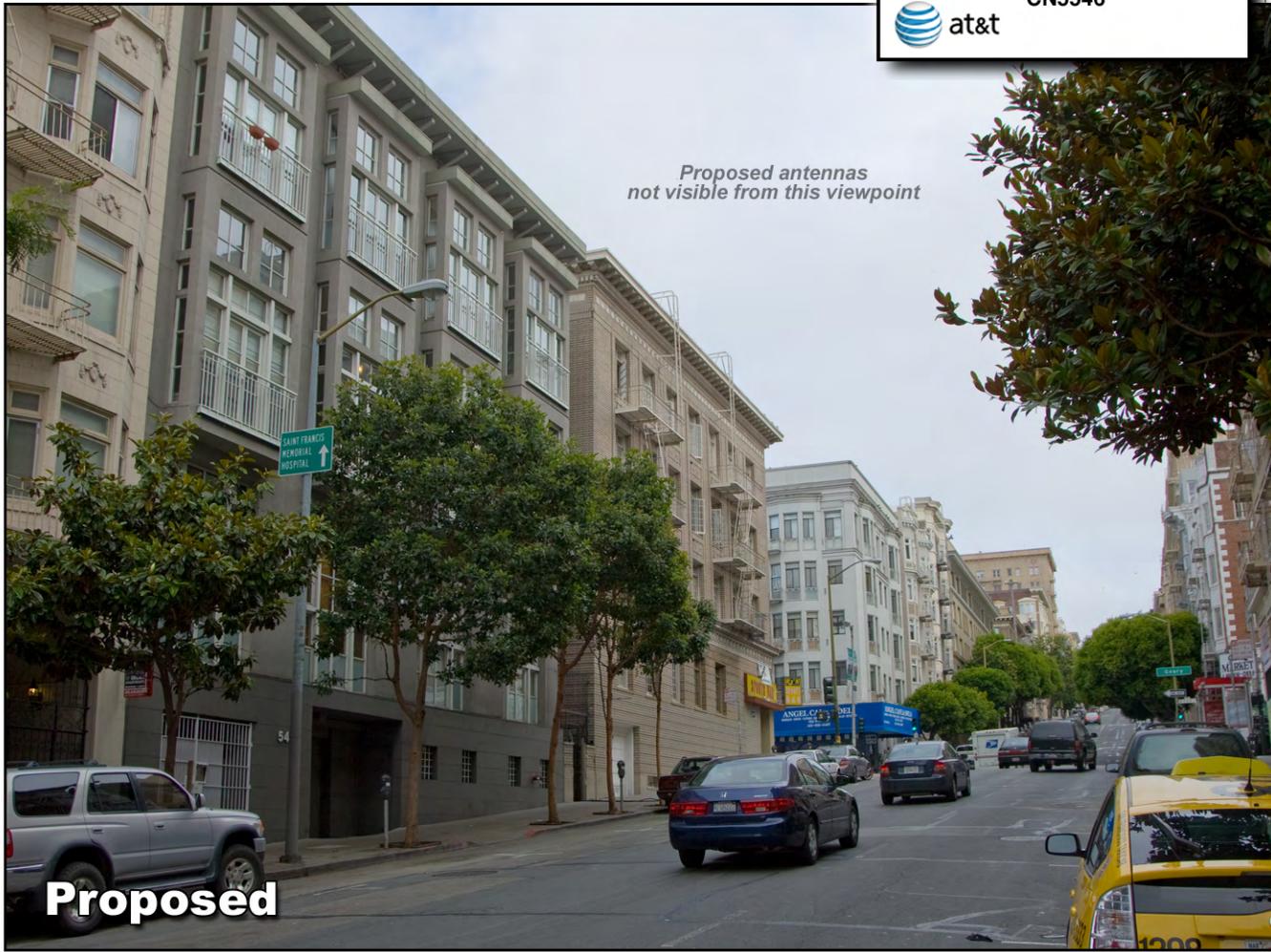
Conditional Use Authorization  
Case Number 2011.0492C  
AT&T Mobility WTS  
709 Geary Street

Photosimulation of view looking northwest from Leavenworth Street, from 150 feet from the nearest corner of the building.



**Existing**

**RJ's Sports Bar**  
 709 Geary Street  
 San Francisco, CA 94109  
 CN5546

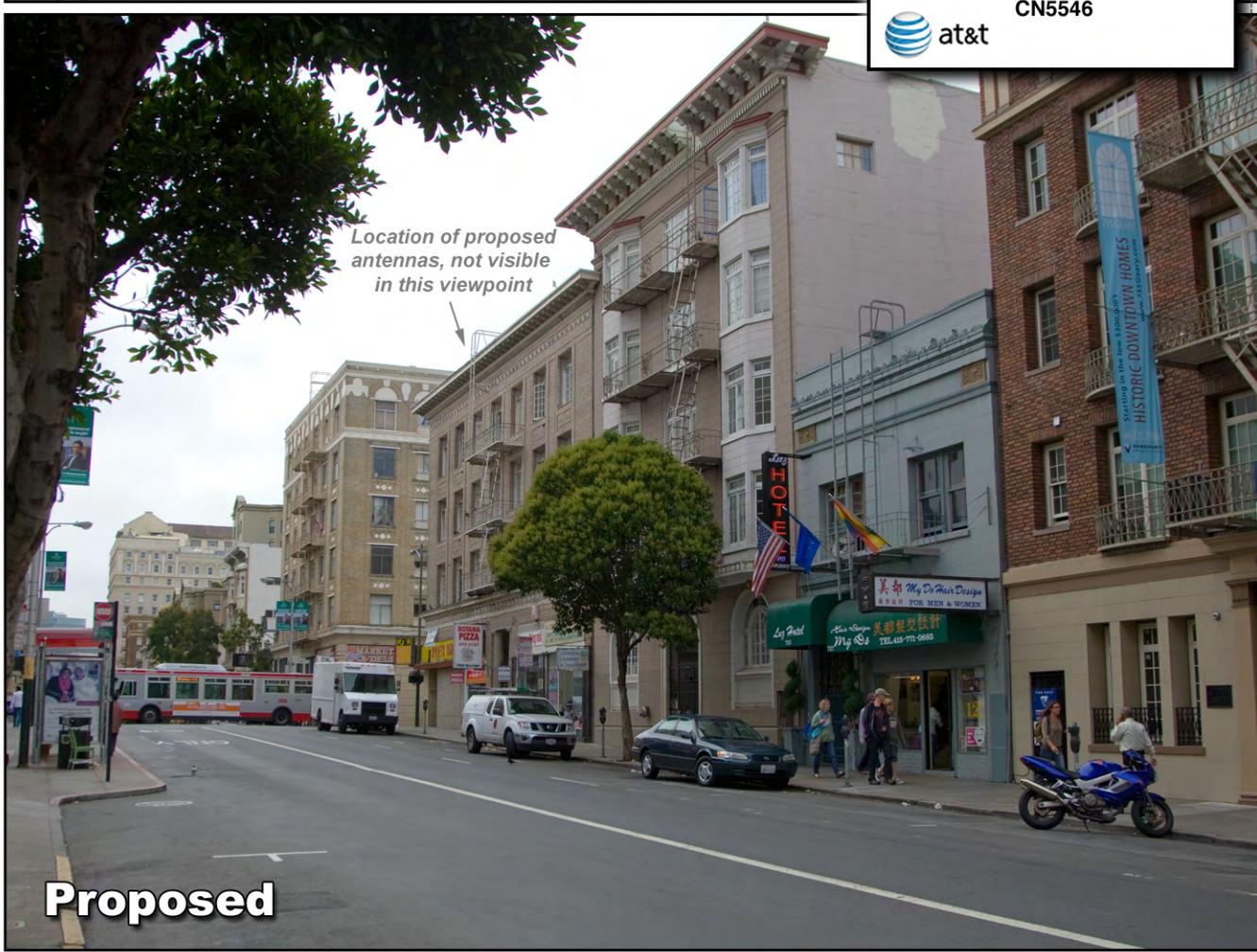
**Proposed**

Photosimulation of view looking east along Geary Street, 150 feet from the nearest corner of the building.



**Existing**

**RJ's Sports Bar**  
 709 Geary Street  
 San Francisco, CA 94109  
 CN5546

**Proposed**

# Existing



existing AT&T antennas to be removed



at&t

CN5546

RJ's Sports Bar

709 Geary Street  
San Francisco, CA 94109

# Proposed



proposed AT&T antennas (Sectors B & C) mounted to penthouse and not visible from street level

proposed AT&T antennas (Sector A) not visible beyond roof line

# Existing



existing AT&T antennas  
to be removed



at&t

CN5546

RJ's Sports Bar

709 Geary Street  
San Francisco, CA 94109

# Proposed



proposed AT&T antennas  
(Sector A)

proposed AT&T antennas  
(Sectors B & C) mounted to  
penthouse and not visible  
from street level

Antenna Close-up

# Service Improvement Objective (CN5546)

709 Geary St



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

# Exhibit 2 - Proposed Site at 709 Geary St (CN5546)

Service Area BEFORE site is constructed

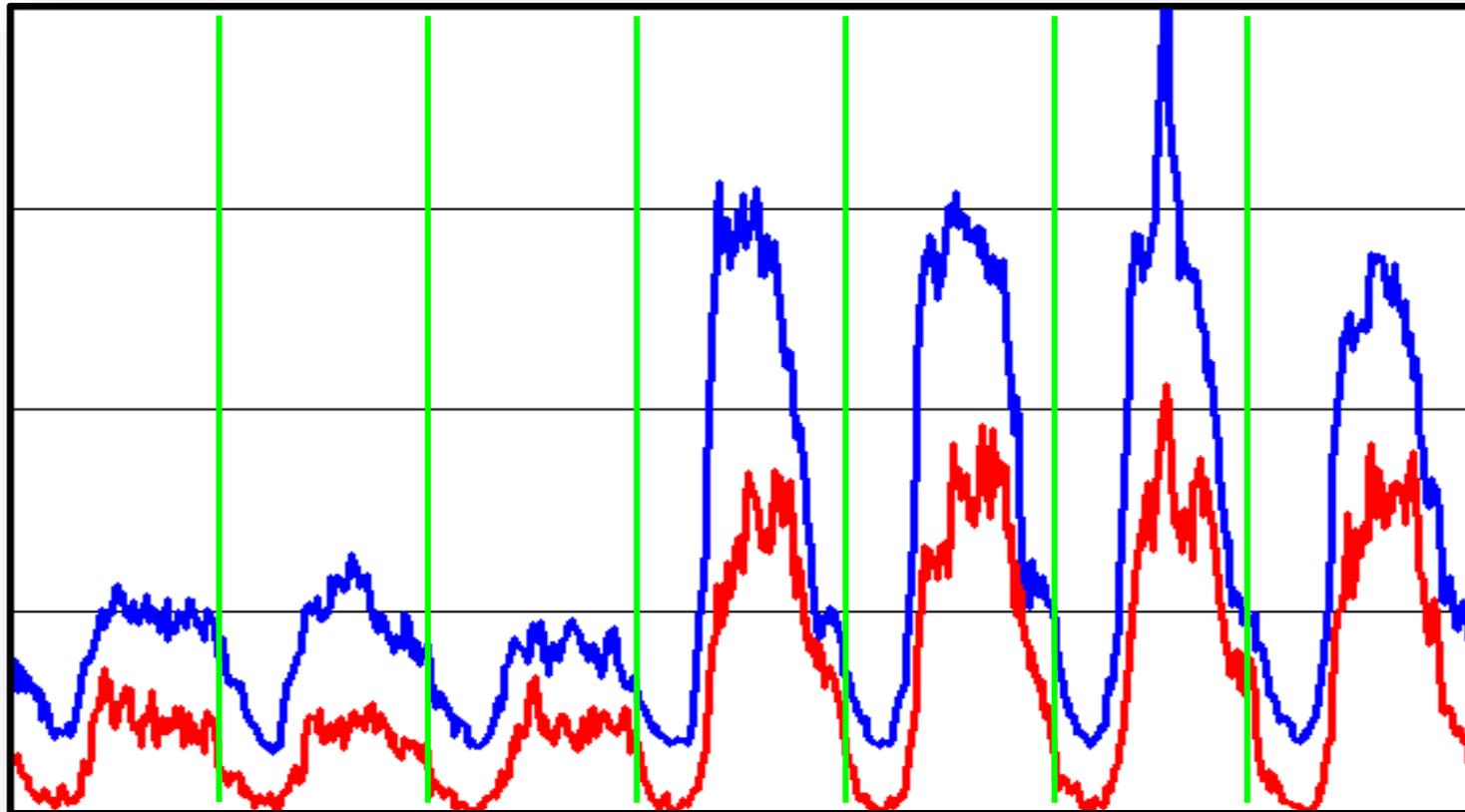


- ▲ Existing Macro Sites
- ⊕ Existing Micro Sites
- ▲ Proposed Macro Site
- Acceptable Service Coverage during High Demand Periods
- ▨ Service Coverage Gap during High Demand Periods
- Service Coverage Gap during All Demand Periods

April 10, 2012

# Exhibit 3 - Current 7-Day Traffic Profile for the Location of CN5546

— Data Traffic  
— Voice Traffic

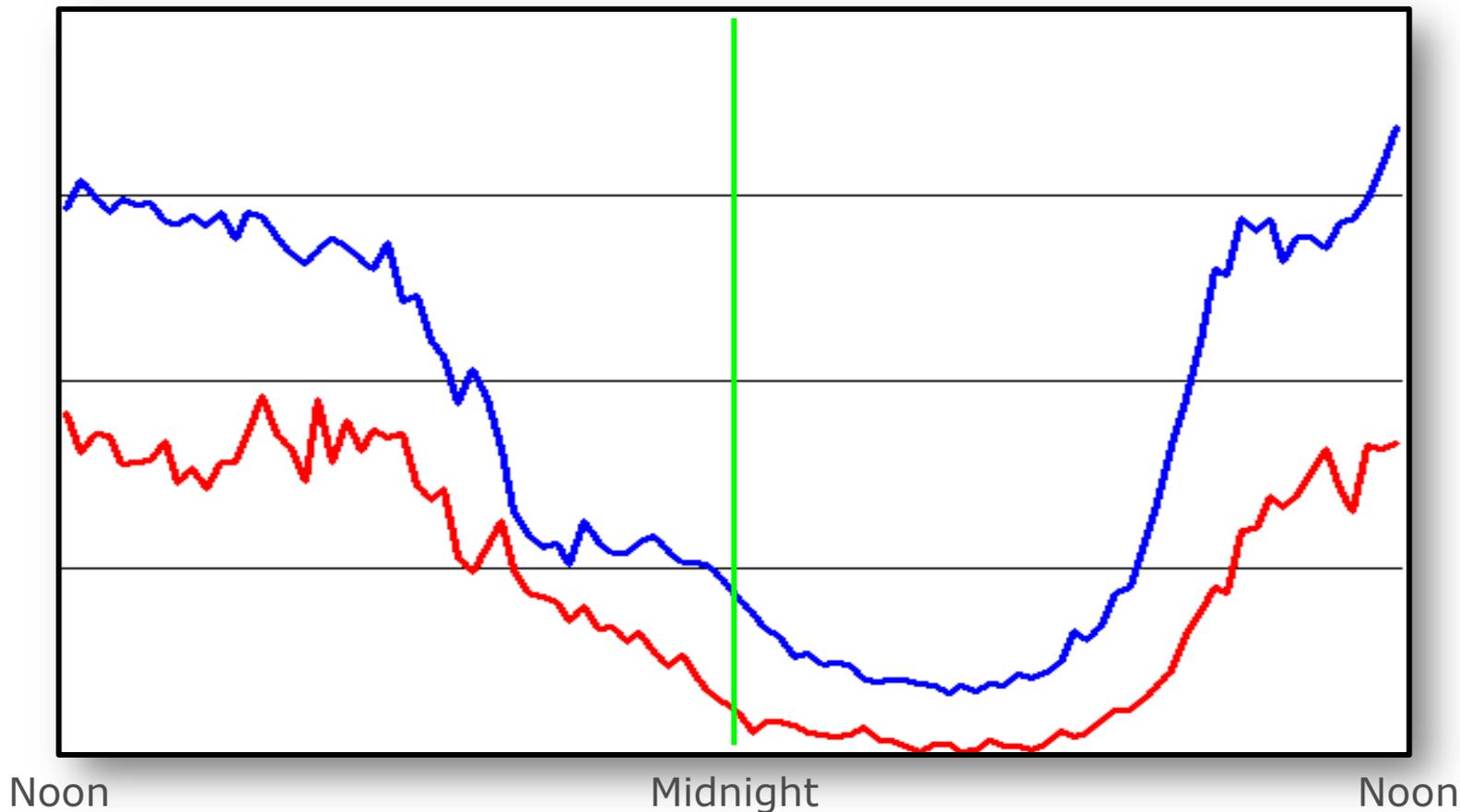


Monday

Sunday

# Exhibit 3 - Current 24-Hour Traffic Profile for the Location of CN5546

— Data Traffic  
— Voice Traffic



# Exhibit 4 - Proposed Site at 709 Geary St (CN5546)

Service Area AFTER site is constructed

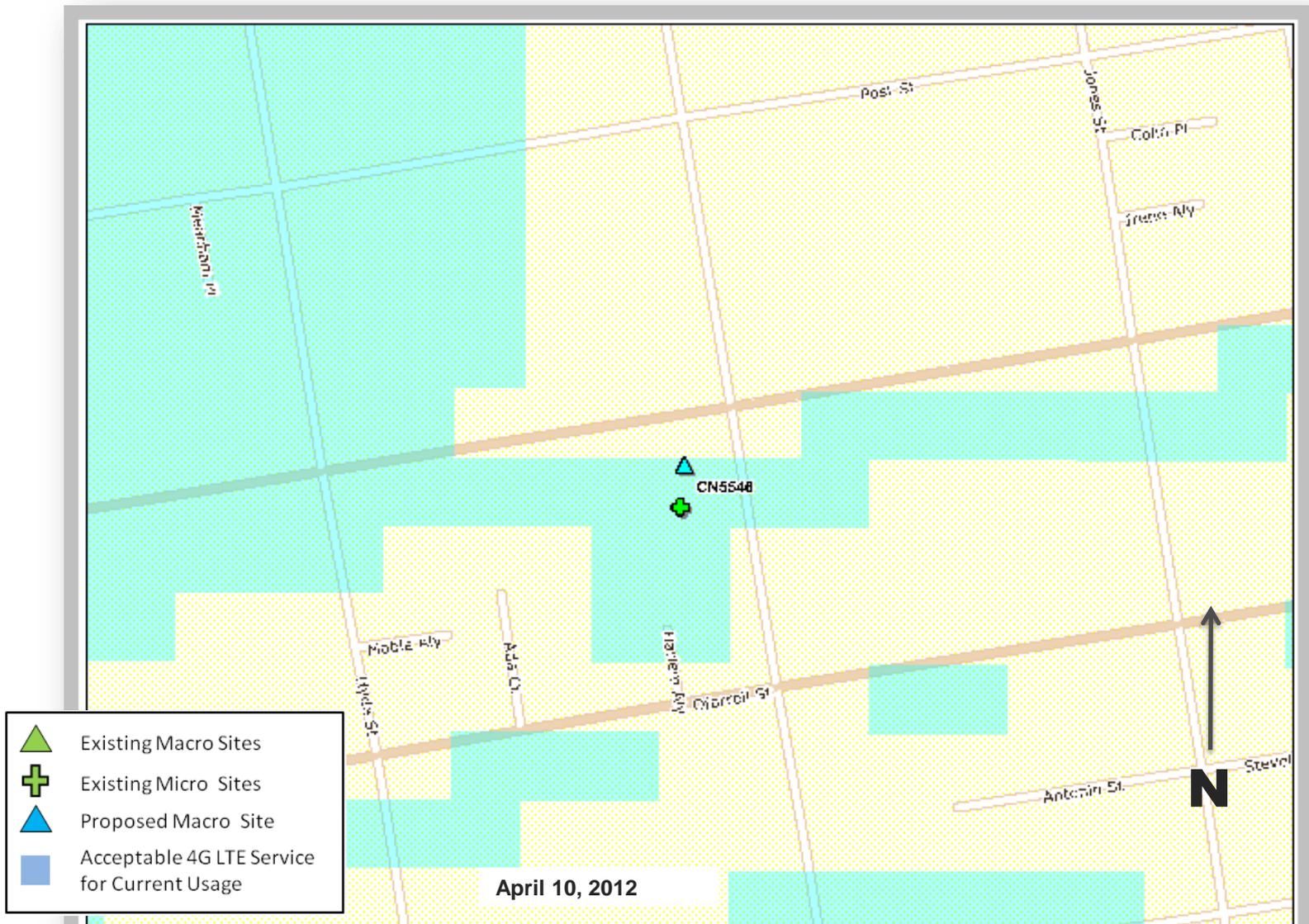


- ▲ Existing Macro Sites
- + Existing Micro Sites
- ▲ Proposed Macro Site
- Acceptable Service Coverage during High Demand Periods
- Service Coverage Gap during High Demand Periods
- Service Coverage Gap during All Demand Periods

April 10, 2012

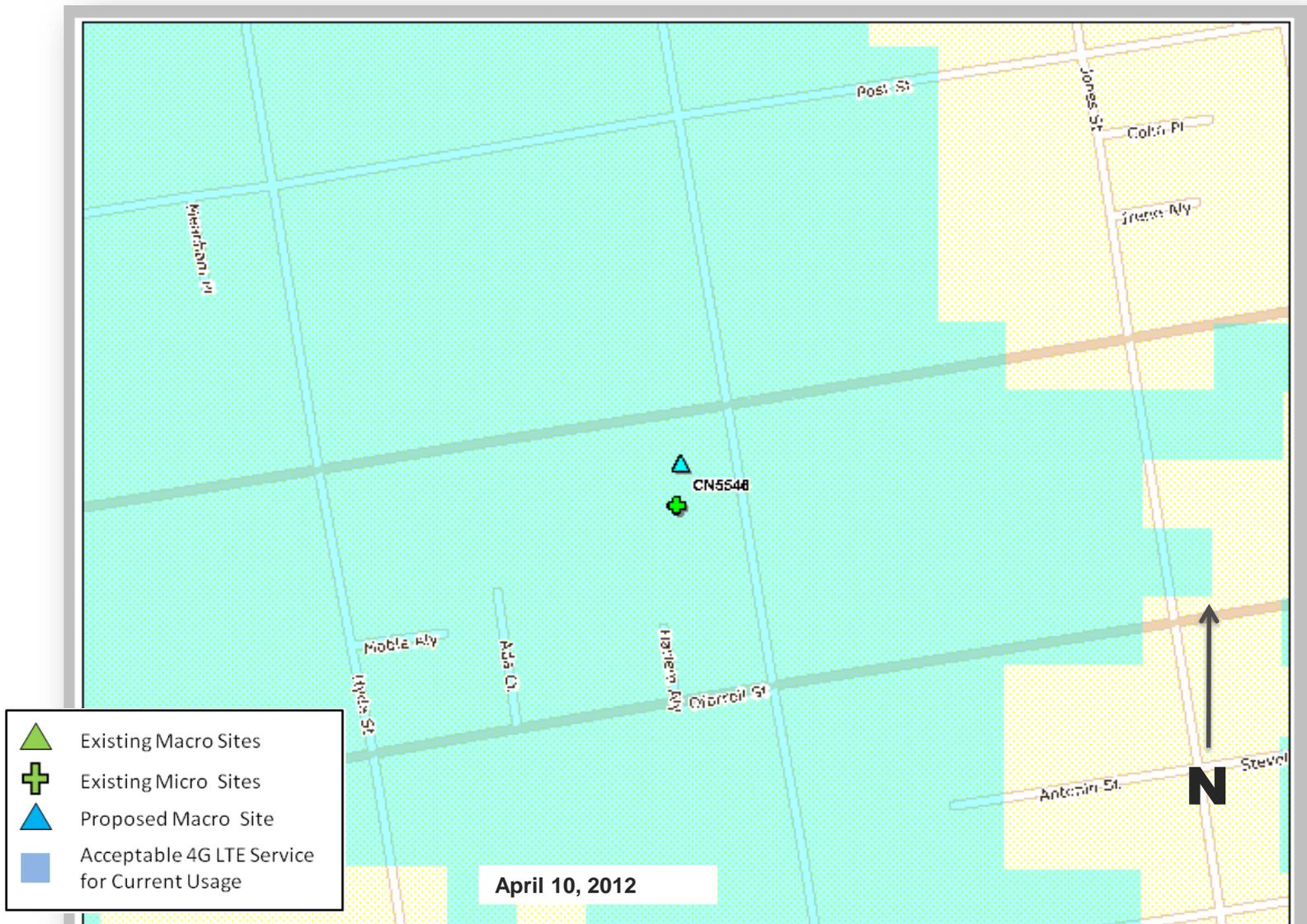
# Exhibit 5 - Proposed Site at 709 Geary St (CN5546)

4G LTE Service Area BEFORE site is constructed

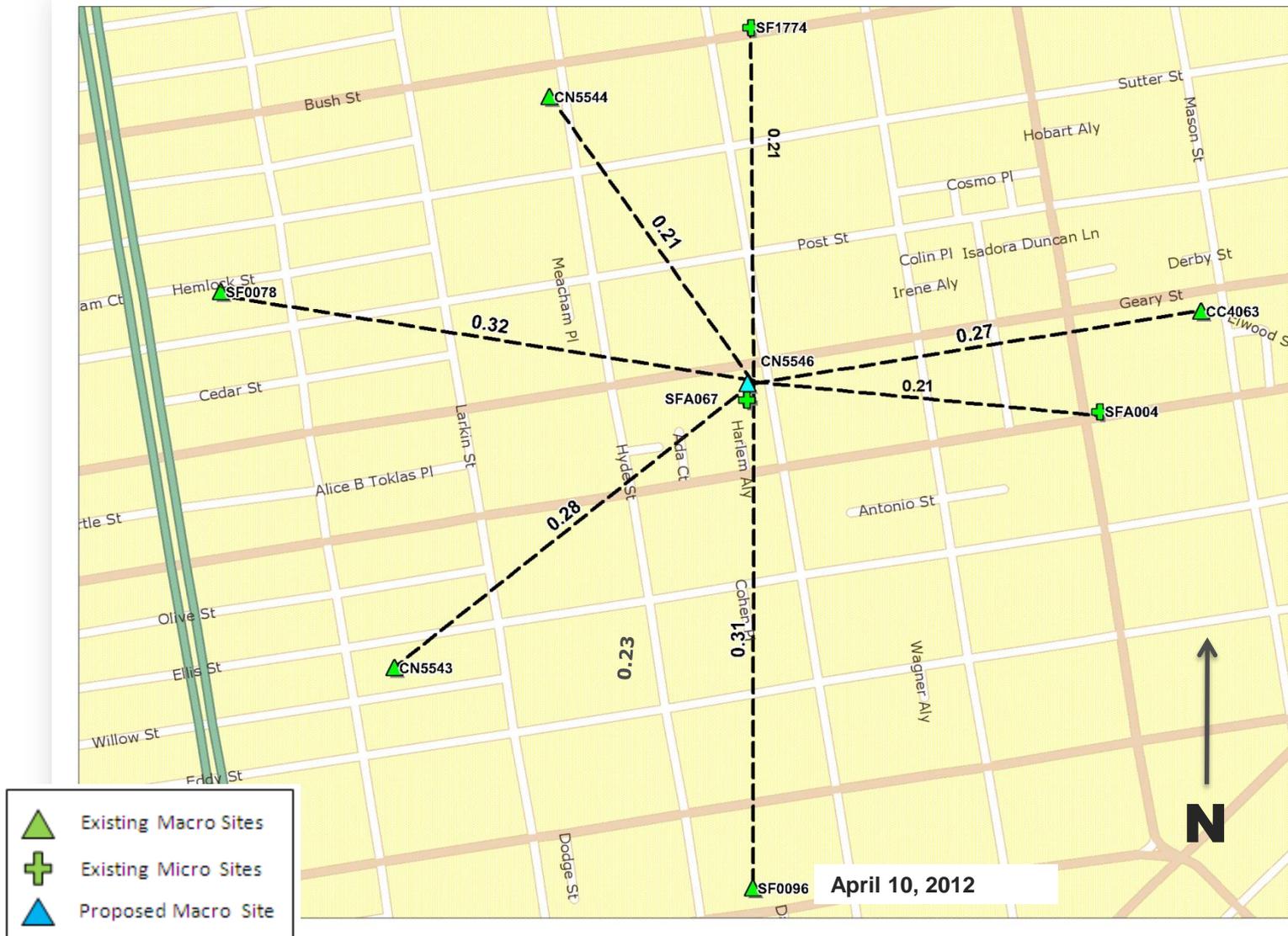


# Exhibit 6 - Proposed Site at 709 Geary St (CN5546)

4G LTE Service Area AFTER site is constructed



# Existing Surrounding Sites at 709 Geary St CN5546



**AT&T Mobility • Base Station No. CN5546  
709 Geary Street • San Francisco, California**

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

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the proposed modifications to its existing base station (Site No. CN5546) located at 709 Geary Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

**Background**

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

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[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 October 5, 2011, a non-holiday weekday, and reference has been made to information provided by AT&T, including zoning drawings by Streamline Engineering and Design, Inc., dated February 8, 2012.

**Checklist**

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

AT&T had installed two omnidirectional antennas low on the northeast corner of the four-story mixed-use building located at 709 Geary Street. Existing RF levels for a person at ground near the site were less than 1% of the most restrictive public exposure limit. The measurement equipment used was a Wandel & Goltermann Type EMR-300 Radiation Meter with Type 8 Isotropic Electric Field Probe (Serial No. P-0036). The meter and probe were under current calibration by the manufacturer.

*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. CN5546  
709 Geary 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 seven Andrew directional panel antennas – two Model QBXLH-6565A-R2M and five Model DBXNH-6565A-R2M – on short poles above the roof of the building. The antennas would be mounted with up to 7° downtilt at effective heights of about 55 and 61 feet above ground, 6 and 12 feet above the roof, and would be oriented in pairs (one of each) toward 40°T and 310°T, and in a group of three toward 120°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 8,720 watts, representing simultaneous operation at 6,040 watts for PCS, 1,900 watts for cellular, and 780 watts for 700 MHz service; no operation at AWS frequencies is proposed for this site.

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 north and to the east of the site.

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 RF exposure level due to the proposed AT&T operation is calculated to be 0.014 mW/cm<sup>2</sup>, which is 2.4% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to be below 3% of the limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 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 publicly accessible areas. The maximum calculated level at any nearby residence\* is 40% of the public exposure limit. It should be

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\* Located at least 70 feet away, based on the drawings.



**AT&T Mobility • Base Station No. CN5546  
709 Geary Street • San Francisco, California**

noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels.

*9. Describe proposed signage at site.*

It is recommended that barricades be erected, as shown in Figure 1 attached, to preclude public access in areas in front of the antennas. To prevent occupational exposures in excess of the FCC guidelines, no access within 22 feet directly in front of the antennas themselves, such as might occur during maintenance work on the roof, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Marking “Prohibited Access Areas” with red stripes and “Worker Notification Areas” with yellow stripes on the roof of the stairwell penthouse and on the roof of the building within the barricaded areas, as shown in Figure 1, and posting explanatory warning signs<sup>†</sup> at the roof access door, on the barricades, and at the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

*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.

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<sup>†</sup> 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. CN5546  
709 Geary Street • San Francisco, California**

**Conclusion**

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by AT&T Mobility at 709 Geary Street in San Francisco, California, can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Erecting barricades is recommended to establish compliance with public exposure limitations; marking roof areas and posting explanatory signs is recommended to establish compliance with occupational exposure limitations.

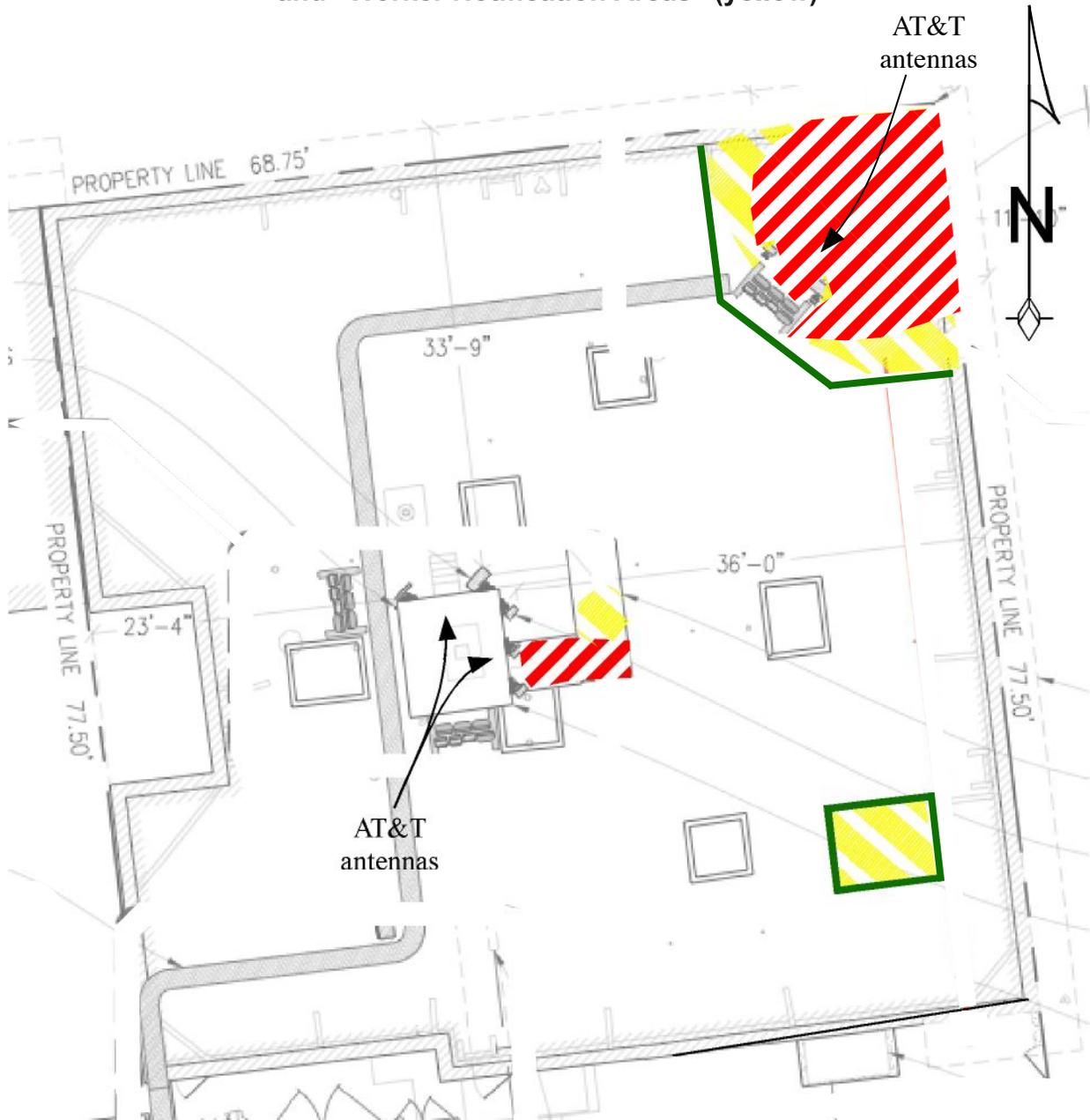


*William F. Hammett*  
\_\_\_\_\_  
William F. Hammett, P.E.  
707/996-5200

February 15, 2012

AT&T Mobility • Base Station No. CN5546  
709 Geary Street • San Francisco, California

Suggested Locations for Barricades (green) and for  
Striping to Identify “Prohibited Access Areas” (red)  
and “Worker Notification Areas” (yellow)



Notes:

Base drawing from Streamline Engineering, dated February 8, 2012.  
Barricades should be erected to preclude access by the public to areas in front of the antennas.  
“Prohibited Access Areas” should be marked with red paint stripes, “Worker Notification Areas” should be marked with yellow paint stripes, and explanatory warning signs should be posted outside the areas, readily visible to authorized workers needing access. See text.



**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:** 709 Geary Blvd  
**Site ID:** 96 **SiteNo.:** CN5546

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: 8720 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: 8720 watts.
- X 7. Preferred method of attachment of proposed antenna (roof, wall mounted, monopole) with plot or roof plan. Show directionality of antennas. Indicate height above roof level. Discuss nearby inhabited buildings (particularly in direction of antennas) (WTS-FSG, Section 10.4.1d)
- X 8. Report estimated ambient radio frequency fields for the proposed site (identify the three-dimensional perimeter where the FCC standards are exceeded.) (WTS-FSG, Section 10.5) State FCC standard utilized and power density exposure level (i.e. 1986 NCRP, 200  $\mu\text{w}/\text{cm}^2$ )  
 Maximum RF Exposure: 0.014  $\text{mW}/\text{cm}^2$     Maximum RF Exposure Percent: 2.4
- 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: 22

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

       **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 709 Geary Blvd. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. AT&T Wireless proposes to remove the 2 existing antennas and install 7 new antennas. The antennas will be mounted at a height of 55 to 61 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.014 mW/sq cm., which is 2.4 % 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. Barricades should be installed to prevent access to the areas in front of the antennas. Warning signs must be posted at the antennas, barricades and roof access points in English, Spanish and Chinese. Workers should not have access to within 22 feet of the front of the antennas while they are in operation. Worker prohibited access areas should be marked with red striping and the designated worker notification areas with yellow 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: 2/17/2012

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, Eric Lentz, 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 Tenderloin Recreation Center 570 Ellis Street  
(location/address)  
  
on July 27, 2011 (date) from 7:00pm – 7:30pm (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, 28, 2011 IN SAN FRANCISCO

  
\_\_\_\_\_  
Signature

Eric Lentz  
\_\_\_\_\_  
Name (type or print)

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

709 Geary Street  
\_\_\_\_\_  
Project Address



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

Aaron Hollister, Planner  
San Francisco Department of Planning  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Re: Community Meeting for proposed AT&T Mobility facility at 709 Geary Street

Dear Aaron,

On July 27, 2011 AT&T Mobility conducted a community meeting regarding the proposed wireless facility at 709 Geary Street. The attached notification announced the community meeting was to be held at the Tenderloin Community Center, 570 Ellis Street at 7 pm. Notice of the community meeting was mailed to 4,128 building owners, occupants, and one (1) neighborhood group within 500 feet of the proposed installation.

I conducted the meeting on behalf of AT&T Mobility as the project sponsor. Rajat Mathur of Hammett and Edison, Inc. a third party independent licensed radio frequency engineer by the State of California was there to answer any questions regarding the radio frequency report for the proposed site.

One community member attended the meeting who asked questions concerning design, RF emissions and construction. He was not opposed to the site.

A copy of the notice of the community meeting is attached. Please contact me at the number below if you have any questions of concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Lentz".

Eric Lentz  
Land Use Consultant  
Permit Me, Inc.  
For AT&T Mobility  
Cell: 805-895-4394  
Email: ericlentz@permitme.net

## NOTICE OF NEIGHBORHOOD MEETING

### To: Neighborhood Groups, Neighbors & Owners within 500' radius of 709 Geary Street

#### Meeting Information

Date: Wednesday, July 27, 2011  
Time: 7:00 p.m.  
Where: Tenderloin Recreation Center  
570 Ellis Street  
San Francisco, CA

#### Site Information

Address: 709 Geary Street  
Block/Lot: 0319/001  
Zoning: RC-4

#### Applicant

AT&T Mobility

#### Contact Information

AT&T Mobility Hotline  
(415) 646-0972

AT&T Mobility is proposing a wireless communication facility at 709 Geary Street needed by AT&T Mobility as part of its San Francisco wireless network. The proposed AT&T Mobility site is an unmanned facility consisting of the installation of six (6) panel antennas. The antennas will be roof mounted on the building and painted to match the existing building. The associated equipment will be located on the ground level of the building not visible to the public. Plans and photo simulations will be available for your review at the meeting. You are invited to attend an informational community meeting located at Tenderloin Recreation Center on Wednesday July 27, 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 Aaron Hollister, staff planner with the City of San Francisco Planning Department at (415) 575-9078 if you have any questions regarding the planning process.

**NOTE: If you require an interpreter to be present at the meeting, please contact our office at (415) 646-0972 no later than 5:00pm on Monday, July 25, 2011 and we will make every effort to provide you with an interpreter.**

## NOTIFICACIÓN DE REUNIÓN DE VECINDARIO

### Para: Grupos del vecindario, vecinos y propietarios dentro de un radio de 500' de 709 Geary Street

#### Información de la reunión

Fecha: Miércoles, 27 de julio de 2011  
Hora: 7:00 p.m.  
Dónde: Tenderloin Recreation Center  
570 Ellis Street  
San Francisco, CA

#### Información del lugar

Dirección: 709 Geary Street  
Cuadra/Lote: 0319/001  
Zonificación: RC-4

#### Solicitante

AT&T Mobility

#### Información de contacto

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

AT&T Mobility propone instalar una instalación de comunicaciones inalámbricas en 709 Geary Street necesaria para AT&T Mobility como parte de su red inalámbrica en San Francisco. La ubicación propuesta de AT&T Mobility es una instalación sin personal que consiste en la instalación de seis (6) antenas panel. Las antenas estarán montadas sobre el techo y estarán pintadas para combinar con el edificio existente. El equipamiento asociado estará ubicado en la planta baja del edificio y no estará visible al público. Habrá planos y fotos disponibles para que usted los revise en la reunión. Se lo invita a asistir a una reunión informativa de la comunidad que se realizará en Tenderloin Recreation Center, el miércoles 27 de julio a las 7:00 p.m. para tener más información sobre el proyecto.

Si tiene preguntas relacionadas con la propuesta y no puede asistir a la reunión, por favor, llame a la Línea Directa de AT&T Mobility, (415) 646-0972, y un especialista de AT&T Mobility le devolverá el llamado. Por favor, contacte a Aaron Hollister, planificador del Departamento de Planificación de la Ciudad de San Francisco al (415) 575-9078 si tiene alguna pregunta relacionada con el proceso de planificación.

**NOTA: Si necesita que un intérprete esté presente en la reunión, por favor, contacte a nuestra oficina al (415) 646-0972 hasta el lunes 25 de julio de 2011 antes de las 5:00 p.m., y haremos todos lo posible para proporcionarle un intérprete.**

## 社區會議通知

### 致：Geary 街 709 號周圍五百英尺內的居民組織、居民和業主

#### 會議資訊

日期：2011 年 7 月 27 日（星期三）  
時間：下午 7:00  
地點：加利福尼亞州三藩市 Ellis 街 570 號  
Ellis 娛樂中心（郵編 94112）

#### 設施地點資訊

地址：Geary 街 709 號  
街區 / 地段：0319/001  
分區：RC-4

#### 申請公司

AT&T Mobility

#### 聯繫資訊

AT&T Mobility 公司熱線電話  
(415) 646-0972

AT&T Mobility 公司計畫在 Geary 街 709 號安裝一座無線通訊設施，作為 AT&T Mobility 公司在三藩市無線網路的一部分。計畫中的 AT&T Mobility 設施為無人操作設施，六(6) 根平板天線將被安裝在屋頂並且塗漆來和現有的建築相匹配。相關設備將被放置在現有建築的底層，不會被公眾看到。我們在會上將提供計畫書和類比圖片供您參考。我們誠邀您參加定於 2011 年 7 月 27 日（星期三）下午 7:00 在 Tenderloin 娛樂中心召開的社區通氣會，以便您瞭解有關本專案的更多資訊。

如果您對該計畫有任何疑問，但是無法出席這次會議，請撥打 AT&T Mobility 公司熱線電話(415) 646-0972，AT&T Mobility 公司的一位專業人員將會回復您的電話。如果您對本規劃程式有任何疑問，請致電 (415) 575-9078 與三藩市城市規劃局專案規劃員 Aaron Hollister 聯繫。

**注意：如果您需要一名翻譯陪同您出席會議，請在不晚於 2011 年 7 月 25 日（星期一）下午 5 點前致電 (415) 646-0972 與本辦公室聯繫，我們將盡力為您配備一名翻譯。**



### RJ's Sports Bar, Community Meeting

Name	Address	Phone/Email
Kevin Stull	875 Post St. #142	



# at&t

**RJ'S SPORTS BAR**  
**709 GEARY ST**  
**SAN FRANCISCO, CA 94109**  
**CN5546**

**FA LOCATION#: 10088067**  
**USID#: 12901**

**RJ'S  
SPORTS  
BAR**

**CN5546**  
 709 GEARY ST  
 SAN FRANCISCO, CA 94109

**ISSUE STATUS**

Δ	DATE	DESCRIPTION	BY
	02/04/11	CLIENT REV	C.C.
	03/02/11	CLIENT REV	C.C.
	03/21/11	CLIENT REV	C.C.
	05/03/11	PLAN CHECK	J.S.
	07/06/11	CLIENT REV	C.C.
	02/08/12	CLIENT REV	C.C.

DRAWN BY: C. CODY  
 CHECKED BY: C. MATHISEN  
 APPROVED BY: -  
 DATE: 02/08/12

**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  
THESE PLANS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. NO PART OF THESE PLANS OR SPECIFICATIONS ARE TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. COPYRIGHT © 2012 STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.

**PROJECT DESCRIPTION**

A MODIFICATION TO AN (E) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF ADDING (5) (P) RBS CABINETS INSIDE A (P) 21'-6"x4'-0" AT&T LEASE AREA & (7) (P) AT&T ANTENNAS, PAINT TO MATCH (E) BUILDING.

**VICINITY MAP**



**CODE COMPLIANCE**

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

- 2010 CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
- 2010 CALIFORNIA BUILDING CODE
- 2010 CALIFORNIA ELECTRICAL CODE
- 2010 CALIFORNIA MECHANICAL CODE
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA FIRE CODE
- LOCAL BUILDING CODES
- CITY/COUNTY ORDINANCES
- ANSI/EIA-TIA-222-G

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

**DISABLED ACCESS REQUIREMENTS**

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

**PROJECT INFORMATION**

SITE NAME: RJ'S SPORTS BAR SITE #: CN5546  
 COUNTY: SAN FRANCISCO JURISDICTION: CITY OF SAN FRANCISCO  
 BLOCK/LOT: BLOCK 319, LOT 1 POWER: PG&E  
 SITE ADDRESS: 709 GEARY ST TELEPHONE: AT&T  
 SAN FRANCISCO, CA 94109  
 CURRENT ZONING: RC-4  
 CONSTRUCTION TYPE: III  
 OCCUPANCY TYPE: U, (UNMANNED COMMUNICATIONS FACILITY)  
 HEIGHT / BULK: 80-T  
 PROPERTY OWNER: LARAMAR S.F. URBAN MANAGEMENT  
 1500 FRANKLIN STREET  
 SAN FRANCISCO, CA 94109  
 APPLICANT: AT&T  
 430 BUSH ST, 5TH FLOOR  
 SAN FRANCISCO, CA 94108  
 LEASING CONTACT: ATTN: DINA RAO  
 (415) 309-2360  
 ZONING CONTACT: ATTN: ERIC LENTZ  
 (805) 895-4394  
 CONSTRUCTION CONTACT: ATTN: JASON FLUHARTY  
 (916) 300-5519  
 LATITUDE: N 37° 47' 10.83" NAD 83  
 LONGITUDE: W 122° 24' 53.94" NAD 83  
 AMSL: ±131.5'

**DRIVING DIRECTIONS**

FROM: 430 BUSH STREET, 5TH FLOOR, SAN FRANCISCO, CA 94108  
 TO: 709 GEARY STREET, SAN FRANCISCO, CA 94109

- START OUT GOING EAST ON BUSH ST TOWARD CLAUDE LN. 0.1 MI
- TURN RIGHT ONTO MONTGOMERY ST. 0.2 MI
- TURN RIGHT ONTO MARKET ST. 0.1 MI
- TURN SLIGHT RIGHT ONTO GEARY ST. 0.7 MI

END AT: 709 GEARY STREET, SAN FRANCISCO, CA 94109  
 ESTIMATED TIME: 3 MINUTES ESTIMATED DISTANCE: 1.02 MILES

**SHEET INDEX**

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	-
C-1	TOPOGRAPHIC SURVEY	-
A-1	SITE PLAN	-
A-2	EQUIPMENT PLAN & DETAILS	-
A-3	ANTENNA PLANS & DETAILS	-
A-4	ELEVATION	-
A-5	ELEVATION	-
A-6	ELEVATION	-
A-7	ELEVATION	-

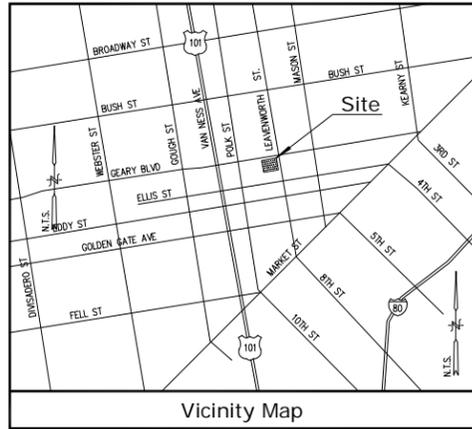
**APPROVAL**

RF
LEASING
ZONING
CONSTRUCTION
AT&T
ERICSSON
<b>SHEET TITLE:</b>
TITLE
<b>SHEET NUMBER:</b>
T-1

**at&t**



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



**Title Report**

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.  
 PREPARED BY:  
 ORDER NO.:  
 DATED:

**Legal Description**

LOT 1 IN BLOCK 319, IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

**Assessor's Parcel No.**

0319-001

**Easements**

NOT AVAILABLE

**Access Easement/Lease Area**

TO BE DETERMINED

**Geographic Coordinates at Center of Sectors**

1983 DATUM: LATITUDE 37° 47' 10.83" N LONGITUDE 122° 24' 53.94" W  
 ELEVATION = 131.5 FEET ABOVE MEAN SEA LEVEL.

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

**Basis of Bearings**

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

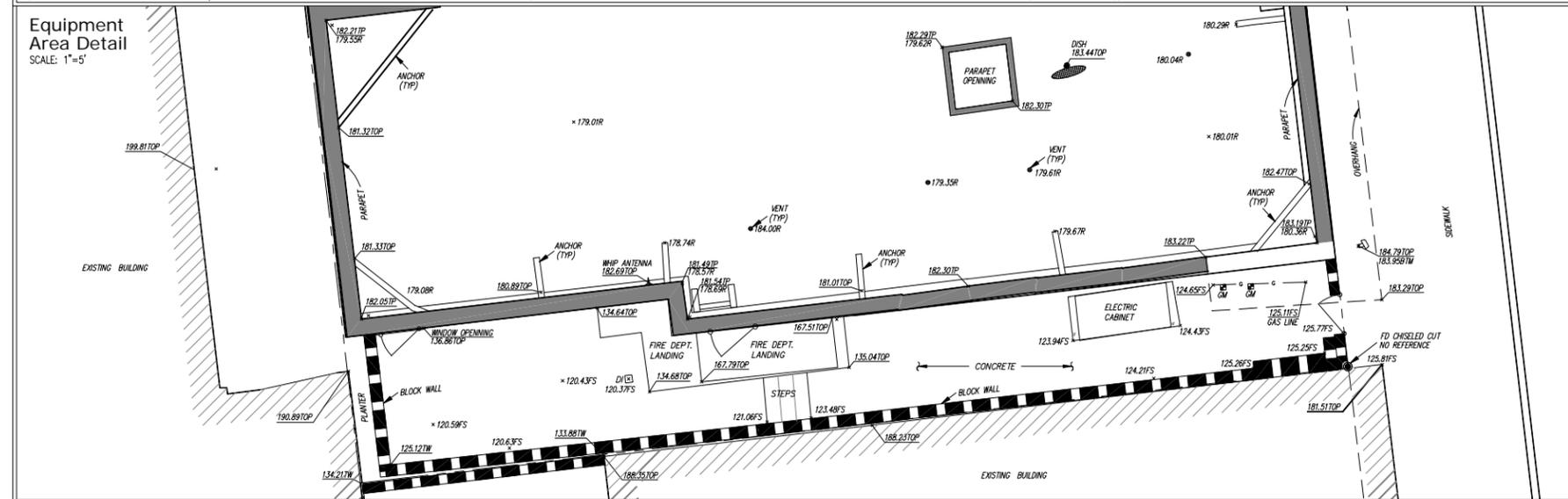
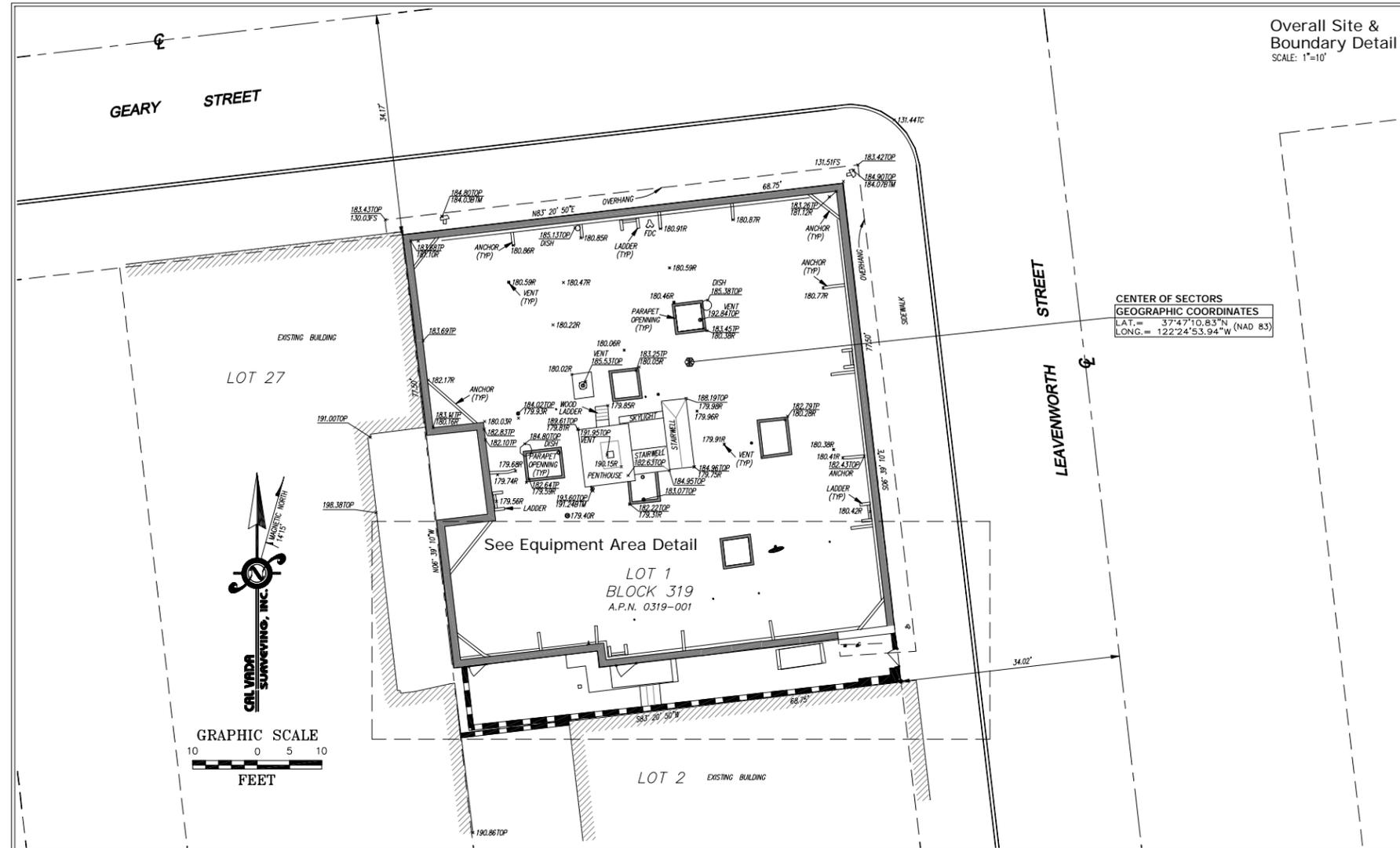
**Bench Mark**

THE CALIFORNIA SPATIAL REFERENCE C.O.R.S "1888", ELEVATION = 38.62 FEET (NAVD 88).

**Date of Survey**

OCTOBER 19, 2010

Legend			
FS	FINISH SURFACE	OP	ANTENNA
NO	NATURAL GROUND	CL	CHAIN LINK FENCE
PP	POWER POLE	GM	GAS METER
RB	RETAINING/BLOCK WALL	DI	DRAIN INLET
TYP	TYPICAL	TOP	TOP OF STRUCTURE
CP	CONCRETE PAVEMENT	GC	GEOCENTRIC COORDINATES
GL	GAS LINE	TP	TOP OF PARAPET
TR	TREE	GA	GATE
TC	TOP OF CURB	TW	TOP OF WALL
PL	PROPERTY LINE	R	ROOF



**Streamline Engineering**

and Design, Inc.  
 3268 Pennryn Road, Suite 200, Loomis, CA 95650  
 Contact: Larry Houghtby Phone: 916-275-4180  
 E-Mail: larry@streamlineeng.com Fax: 916-660-1941

**PROPRIETARY INFORMATION**

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

CONSULTANT  
**CALVADA SURVEYING, INC.**

411 Janta Cir., Suite 205, Corcoran, CA 92009  
 Phone: 951-250-0990 Fax: 951-250-0749  
 Tel/Fax: 800-CALVADA www.calvada.com  
 JOB NO. 10771

PREPARED FOR



4430 Rosewood Drive  
 Pleasanton, California 94588

APPROVALS

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

PROJECT NAME

RJ'S SPORTS BAR

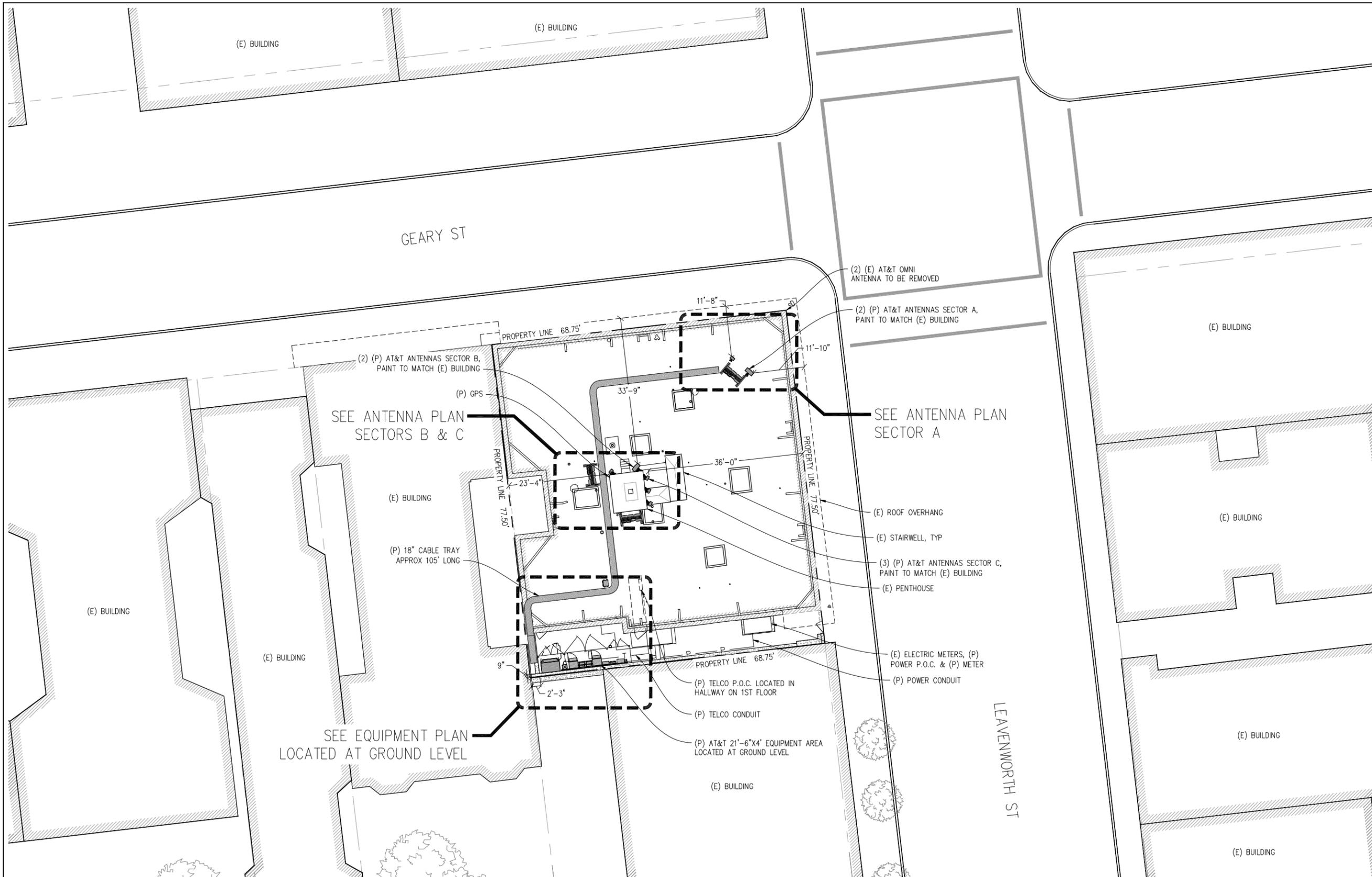
PROJECT NUMBER  
**CN5546**

709 GEARY STREET  
 SAN FRANCISCO, CA 94109  
 SAN FRANCISCO COUNTY

DATE	DESCRIPTION	BY
10/21/10	SUBMITTAL	MM
06/30/11	GEOGRAPHIC COORDINATES	AL
11/28/11	UPDATED GEOGRAPHIC COORDINATES	AL

SHEET TITLE  
**TOPOGRAPHIC SURVEY**

**C-1**  
 SHEET 1 OF 1



**SITE PLAN**

1"=10'-0"



**RJ'S SPORTS BAR**

CN5546  
709 GEARY ST  
SAN FRANCISCO, CA 94109

**ISSUE STATUS**

Δ	DATE	DESCRIPTION	BY
	02/04/11	CLIENT REV	C.C.
	03/02/11	CLIENT REV	C.C.
	03/21/11	CLIENT REV	C.C.
	05/03/11	PLAN CHECK	J.S.
	07/06/11	CLIENT REV	C.C.
	02/08/12	CLIENT REV	C.C.

DRAWN BY: C. CODY

CHECKED BY: C. MATHISEN

APPROVED BY: -

DATE: 02/08/12

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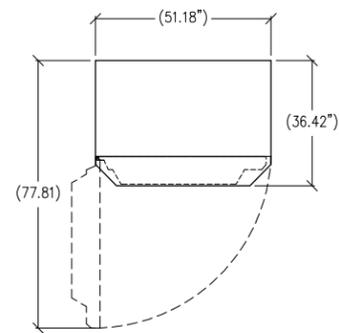
430 BUSH ST, 5 TH FLOOR  
SAN FRANCISCO, CA 94108

**SHEET TITLE:**

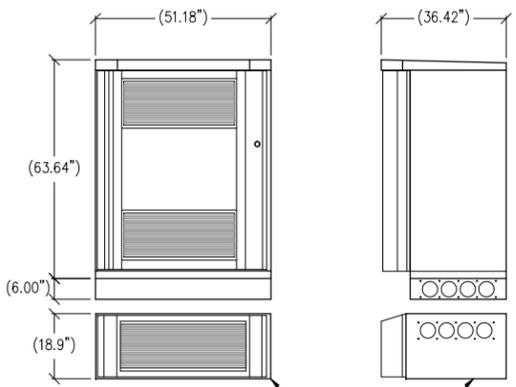
SITE PLAN

**SHEET NUMBER:**

A-1



TOP VIEW

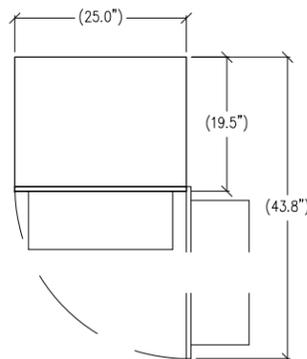


FRONT VIEW

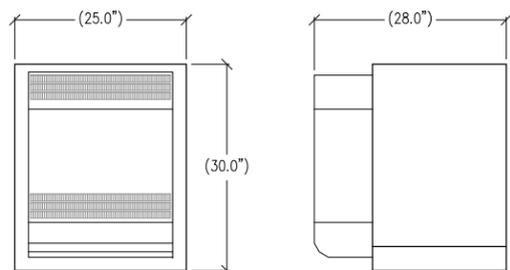
RIGHT VIEW

1 RBS DETAIL

1/2"=1'-0"  
ERICSSON 2106/ 3106 RBS  
CABINET W/ BASE



TOP VIEW

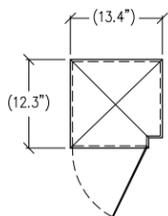


FRONT VIEW

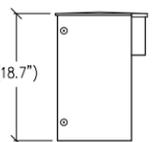
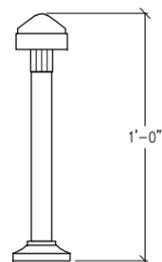
RIGHT VIEW

2 RBS DETAIL

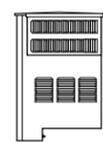
1"=1'-0"  
PURCELL FLX16WS LTE  
SOLUTION CABINET



TOP VIEW



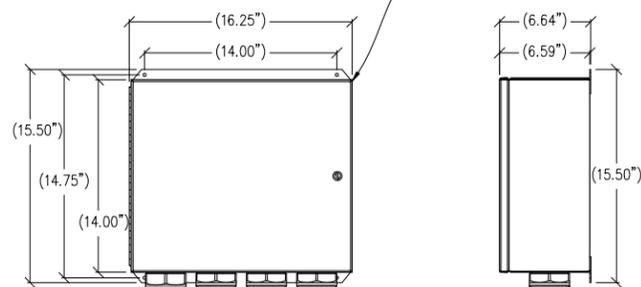
FRONT VIEW



RIGHT VIEW



TOP VIEW

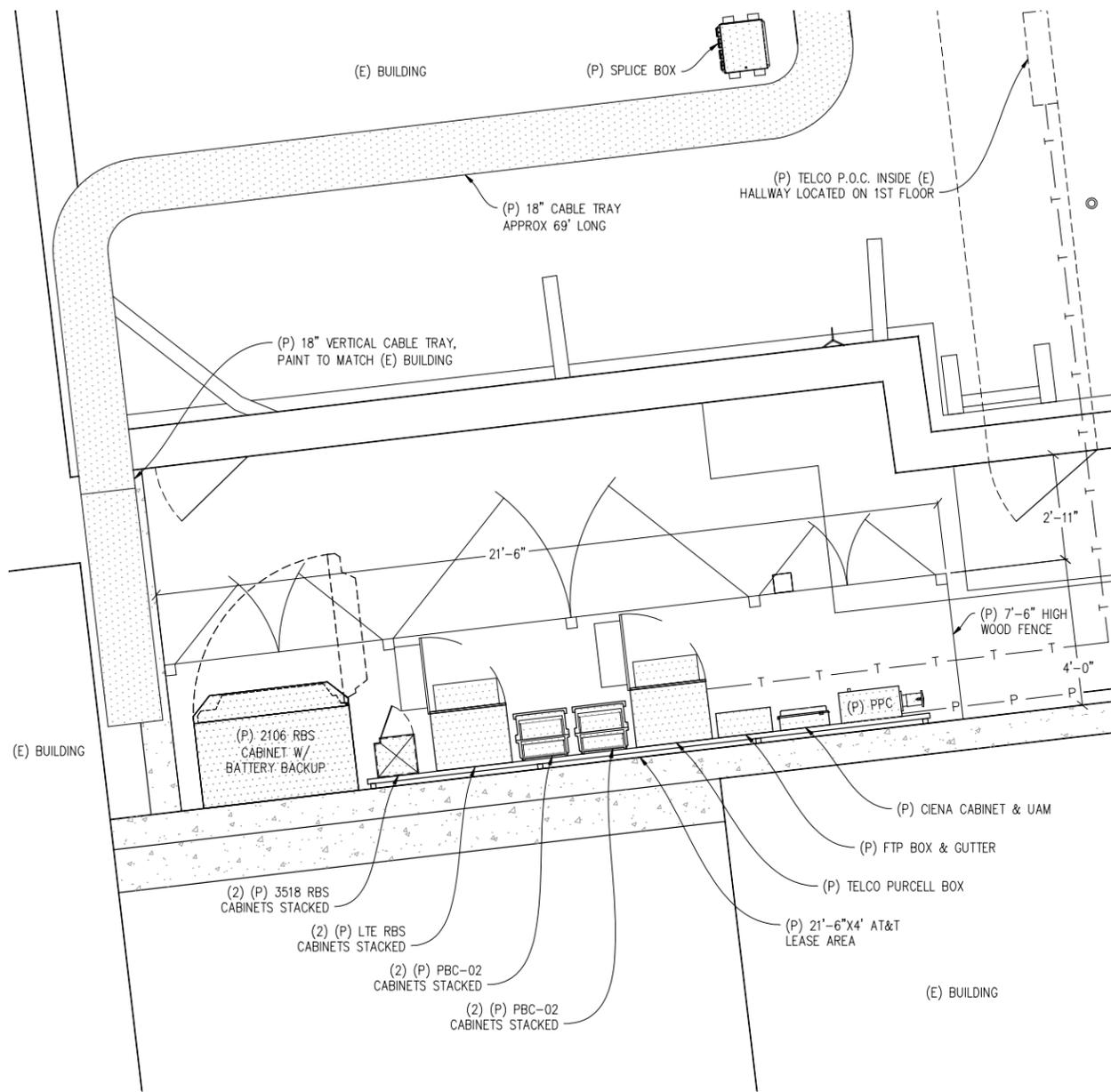


FRONT VIEW

SIDE VIEW

5 SPLICE BOX DETAIL

1"=6"



EQUIPMENT PLAN

1/2"=1'-0"



RJ'S  
SPORTS  
BAR

CN5546  
709 GEARY ST  
SAN FRANCISCO, CA 94109

ISSUE STATUS

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	03/21/11	CLIENT REV	C.C.
	05/03/11	PLAN CHECK	J.S.
	07/06/11	CLIENT REV	C.C.
	02/08/12	CLIENT REV	C.C.

DRAWN BY: C. CODY

CHECKED BY: C. MATHISEN

APPROVED BY: -

DATE: 02/08/12

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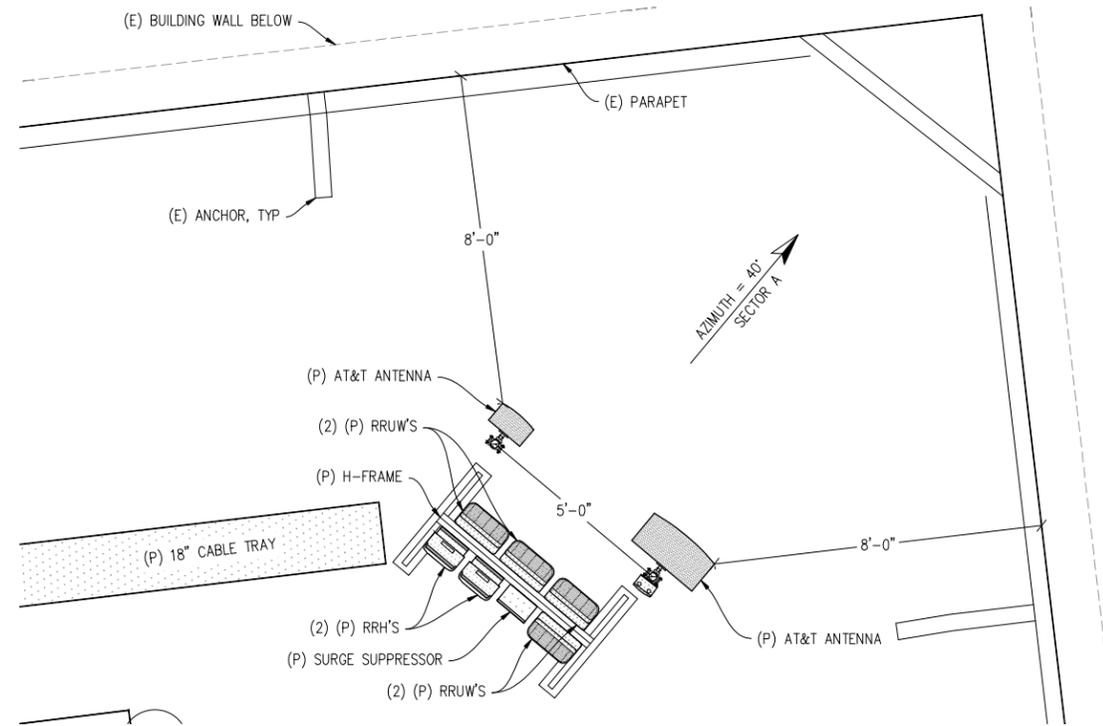
430 BUSH ST, 5 TH FLOOR  
SAN FRANCISCO, CA 94108

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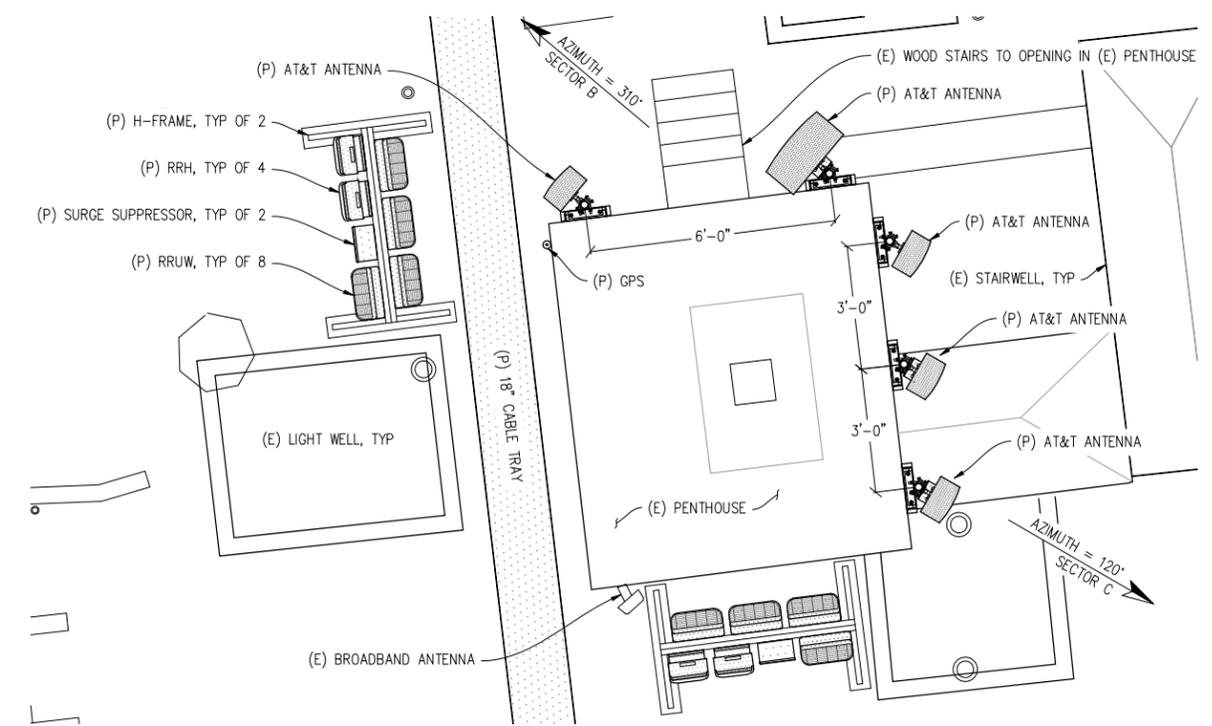
EQUIPMENT PLAN &  
DETAILS

SHEET NUMBER:

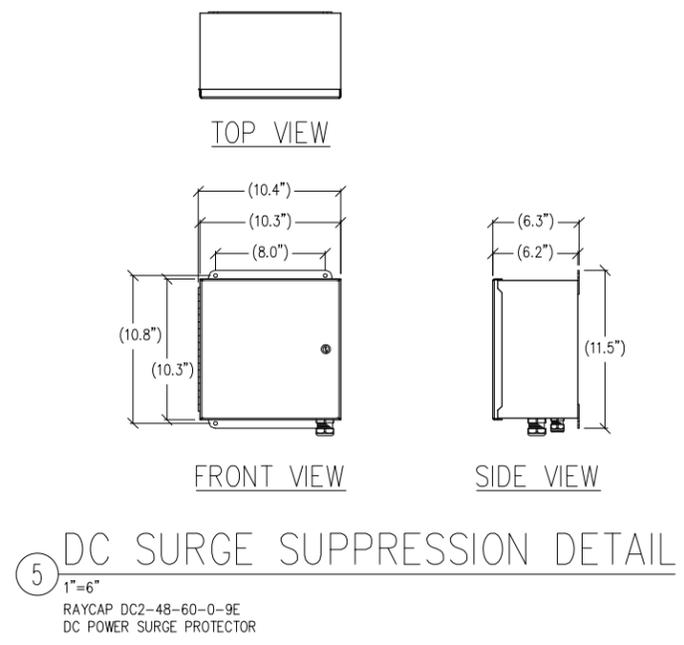
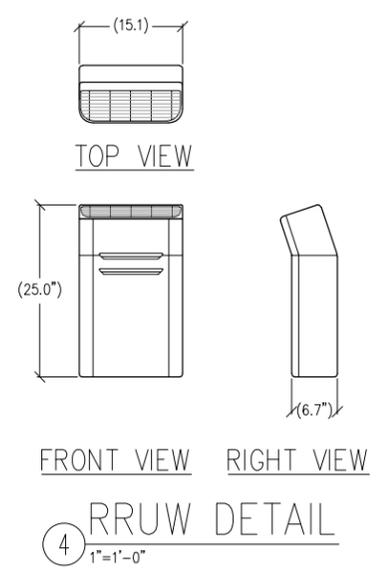
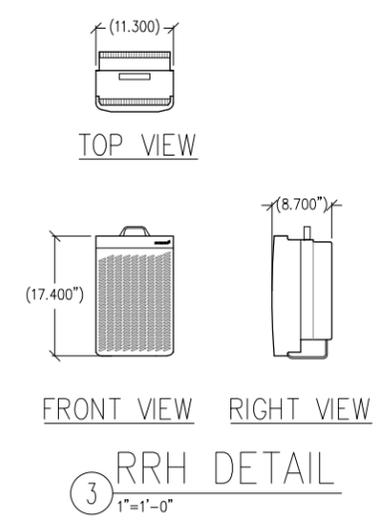
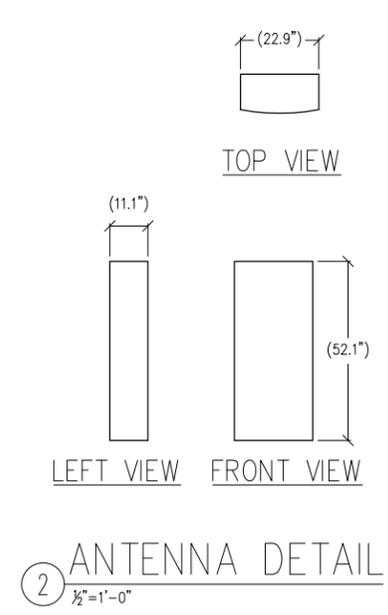
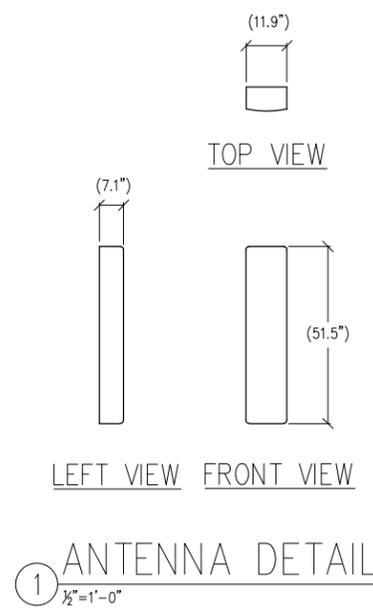
A-2



**ANTENNA PLAN SECTOR A**  
 $\frac{1}{2}''=1'-0''$



**ANTENNA PLAN SECTORS B & C**  
 $\frac{1}{2}''=1'-0''$



**RJ'S SPORTS BAR**  
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07/06/11	CLIENT REV	C.C.
02/08/12	CLIENT REV	C.C.

DRAWN BY: C. CODY  
 CHECKED BY: C. MATHISEN  
 APPROVED BY: -  
 DATE: 02/08/12

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

# RJ'S SPORTS BAR

CN5546  
709 GEARY ST  
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## ISSUE STATUS

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	07/06/11	CLIENT REV	C.C.
	02/08/12	CLIENT REV	C.C.

DRAWN BY: C. CODY

CHECKED BY: C. MATHISEN

APPROVED BY: -

DATE: 02/08/12

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- TOP OF (P) AT&T ANTENNAS SECTORS B & C  
±63'-6" A.G.L.
- TOP OF (E) PENTHOUSE  
±60'-5" A.G.L.
- TOP OF (P) AT&T ANTENNAS SECTOR A  
±57'-3" A.G.L.
- TOP OF (E) STAIRWELL  
±56'-8" A.G.L.
- TOP OF (E) PARAPET  
±51'-11" A.G.L.
- TOP OF (E) ROOF  
±48'-11" A.G.L.

(2) (E) AT&T OMNI ANTENNAS TO BE REMOVED

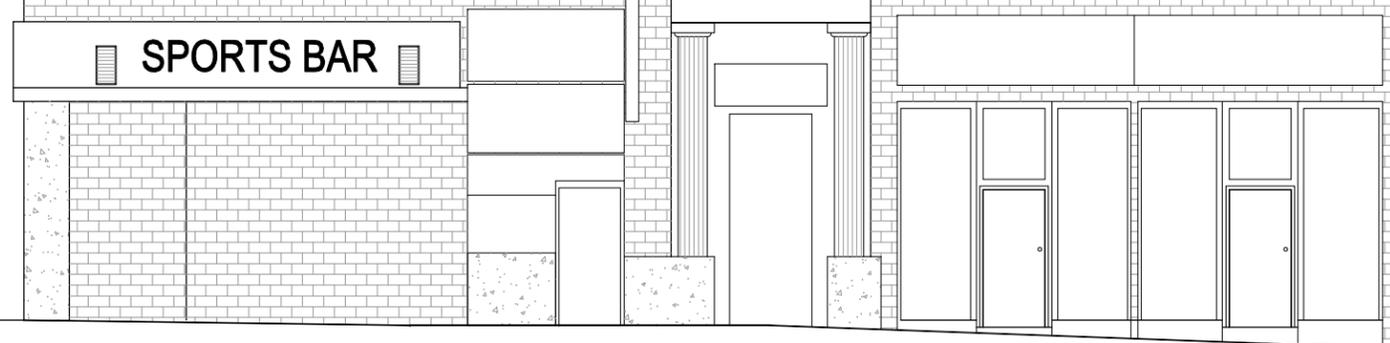
- (2) (P) AT&T ANTENNAS SECTOR B, PAINT TO MATCH (E) BUILDING
- (3) (P) AT&T ANTENNAS SECTOR C, PAINT TO MATCH (E) BUILDING
- (E) BROADBAND ANTENNA BEYOND
- TOP OF (E) PENTHOUSE
- (E) PENTHOUSE
- (2) (P) AT&T ANTENNAS SECTOR A, BOTTOM OF ANTENNAS ARE TO BE 12" ABOVE (E) PARAPET, PAINT TO MATCH (E) BUILDING

(E) STAIRWELL

(P) .18" CABLE TRAY.

(E) ADJACENT BUILDING

GROUND LEVEL  
0'-0"



## NORTH ELEVATION

1/4"=1'-0"

VIEW FROM GEARY ST

**at&t**



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

SHEET TITLE:

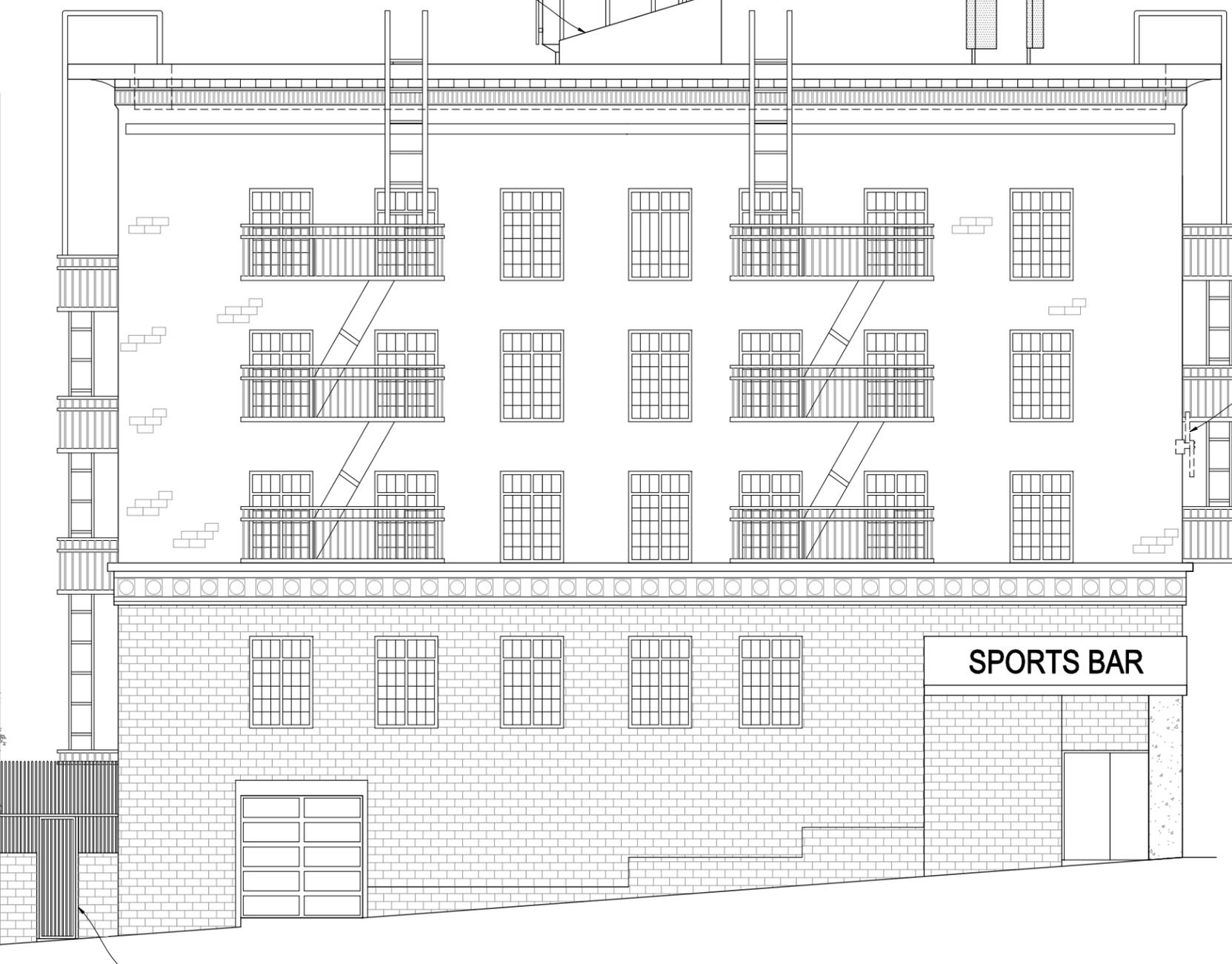
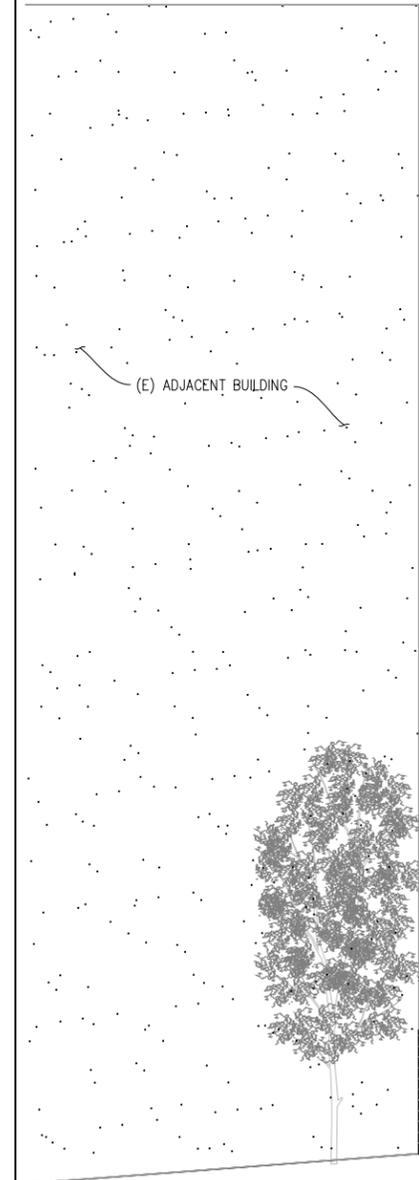
ELEVATION

SHEET NUMBER:

A-4

- (E) BROADBAND ANTENNA
- (3) (P) AT&T ANTENNAS SECTOR C, PAINT TO MATCH (E) BUILDING
- (E) PENTHOUSE
- (E) STAIRWELL
- (2) (P) AT&T ANTENNAS SECTOR B, PAINT TO MATCH (E) BUILDING
- (P) GPS
- (2) (P) AT&T ANTENNAS SECTOR A, BOTTOM OF ANTENNAS ARE TO BE 12" ABOVE (E) PARAPET, PAINT TO MATCH (E) BUILDING

- TOP OF (P) AT&T ANTENNAS SECTORS B & C ±63'-6" A.G.L.
- TOP OF (E) PENTHOUSE ±60'-5" A.G.L.
- TOP OF (P) AT&T ANTENNAS SECTOR A ±57'-3" A.G.L.
- TOP OF (E) STAIRWELL ±56'-8" A.G.L.
- TOP OF (E) PARAPET ±51'-11" A.G.L.
- TOP OF (E) ROOF ±48'-11" A.G.L.



(2) (E) AT&T OMNI ANTENNAS TO BE REMOVED

GROUND LEVEL 0'-0"

**EAST ELEVATION**  
 1/4"=1'-0"  
 VIEW FROM LEAVENWORTH ST

**RJ'S SPORTS BAR**  
 CN5546  
 709 GEARY ST  
 SAN FRANCISCO, CA 94109

**ISSUE STATUS**

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	03/21/11	CLIENT REV	C.C.
	05/03/11	PLAN CHECK	J.S.
	07/06/11	CLIENT REV	C.C.
	02/08/12	CLIENT REV	C.C.

DRAWN BY: C. CODY  
 CHECKED BY: C. MATHISEN  
 APPROVED BY: -  
 DATE: 02/08/12

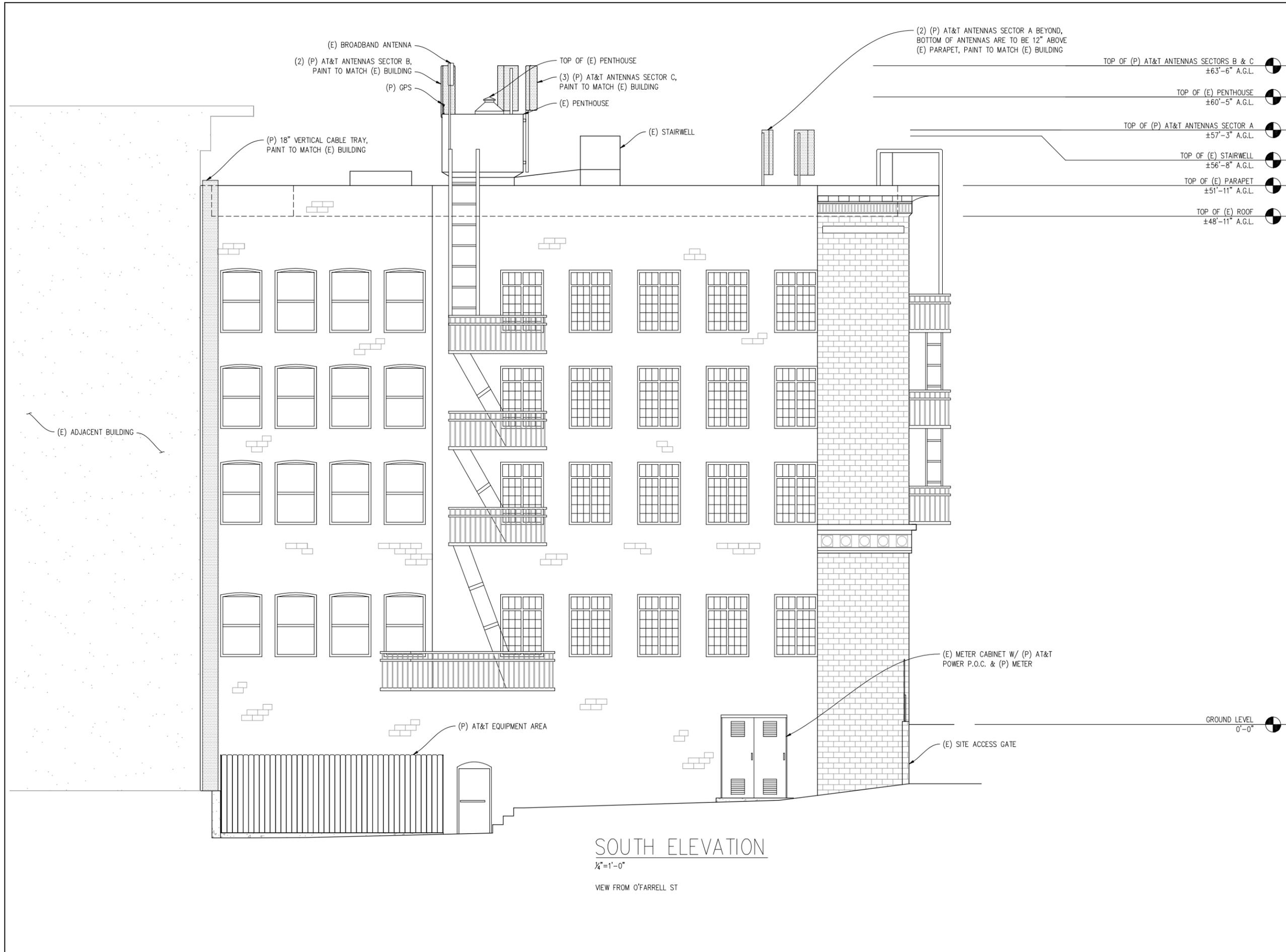
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**SHEET TITLE:**  
 ELEVATION  
**SHEET NUMBER:**  
 A-5



# RJ'S SPORTS BAR

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 709 GEARY ST  
 SAN FRANCISCO, CA 94109

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	05/03/11	PLAN CHECK	J.S.
	07/06/11	CLIENT REV	C.C.
	02/08/12	CLIENT REV	C.C.

DRAWN BY: C. CODY

CHECKED BY: C. MATHISEN

APPROVED BY: -

DATE: 02/08/12

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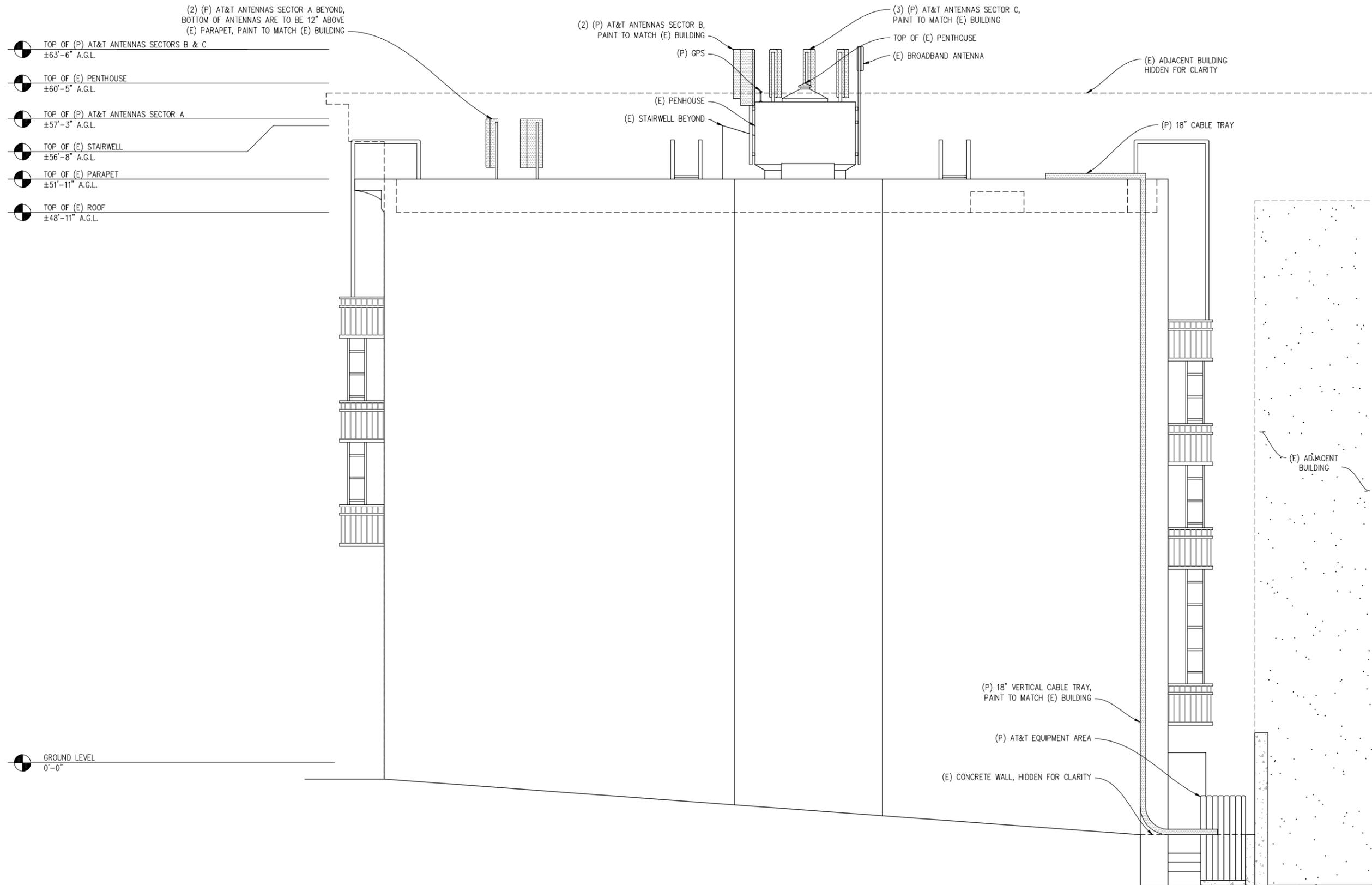
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SHEET TITLE:  
 ELEVATION

SHEET NUMBER:  
 A-6



WEST ELEVATION  
 1/4" = 1'-0"  
 VIEW FROM HYDE ST

**RJ'S  
SPORTS  
BAR**

CN5546  
 709 GEARY ST  
 SAN FRANCISCO, CA 94109

ISSUE STATUS

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	02/04/11	CLIENT REV	C.C.
	03/02/11	CLIENT REV	C.C.
	03/21/11	CLIENT REV	C.C.
	05/03/11	PLAN CHECK	J.S.
	07/06/11	CLIENT REV	C.C.
	02/08/12	CLIENT REV	C.C.

DRAWN BY: C. CODY  
 CHECKED BY: C. MATHISEN  
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SHEET TITLE:  
 ELEVATION  
 SHEET NUMBER:  
**A-7**