



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: NOVEMBER 8, 2012

Date: November 1, 2012
Case No.: **2011.0673C**
Project Address: **501-503 and 505-511 Laguna Street**
Current Zoning: Hayes-Gough Neighborhood Commercial Transit District
40-X Height and Bulk District
Block/Lot: 0819/034 and 035
Project Sponsor: Evan Shepherd Reiff for
AT&T Mobility
430 Bush Street, 5th Floor
San Francisco, CA 94108
Staff Contact: Rick Crawford – (415) 558-6358
rick.crawford@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The proposal is to install up to three roof-mounted panel antennas and associated equipment located in the basement as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 2 Site (Preferred Location – Co-Location Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines. Each antenna measures 4'-4" high by 2'-1" wide by 12" thick. Two antennas would be enclosed in a radio frequency transparent view screens designed to resemble existing chimneys approximately 45 feet above grade. One proposed antenna is tripod mounted, setback from the parapet, with minimized height of approximately 3'-5" above the roof parapet and 44-8" above grade. Equipment cabinets would be placed in the basement.

SITE DESCRIPTION AND PRESENT USE

The Project Site consists of two separate lots that together occupy the Laguna Street frontage on the west side between Fell and Linden Streets. 501 Laguna Street is a two-story building with ground-floor commercial and three dwelling units on the upper floors. 505 Laguna Street is a three-story building that also has ground-floor commercial and three dwelling units on the upper floors. Both buildings were constructed in the late 19th century, were identified in the Market and Octavia Area Plan architectural survey as historic resources, and appear to be contributing resources to a local historic district eligible for designation. The property currently hosts wireless telecommunications equipment consisting of three antennas on the roof and housed within a single cylinder and five equipment cabinets in the basement operated by Sprint Nextel. These facilities were approved by the Planning Commission in 2001 (Case No. 2001.0072C). The property is located in the Hayes-Gough Neighborhood Commercial Transit District.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located within the Market and Octavia Area Plan area. The neighborhood is characterized by two to three-story buildings with a large vacant lot at the southeast corner of Laguna and Fell Streets used for a community garden. The three buildings at the intersection of Laguna and Fell Streets are mixed use with ground-floor commercial and upper story residential units. Buildings on Laguna Street between Fell Street and Hayes Street to the north are predominantly mixed use. The buildings south, east and west of the site on Laguna and Fell Streets are primarily residential apartments in two to three-story buildings.

ENVIRONMENTAL REVIEW

The proposed project was determined to be categorically exempt from the environmental review process pursuant to Class 3 exemptions (Section 15303 of the California Environmental Quality Act) of Title 14 of the California Administrative Code.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	October 19, 2012	October 17, 2012	22 days
Posted Notice	20 days	October 19, 2012	October 16, 2012	23 days
Mailed Notice	20 days	October 29, 2012	October 16, 2012	23 days

PUBLIC COMMENT

- The Department has received no contact from members of the public since the filing of the application.

ISSUES AND OTHER CONSIDERATIONS

- Two antennas would be enclosed in a radio frequency transparent view screen designed to resemble an existing chimney approximately 45 feet above grade.
- One antenna would be tripod mounted, setback from the parapet with minimized height approximately 3'-5" above roof parapet and 44-8" above grade.
- The property currently hosts wireless telecommunications equipment consisting of three antennas on the roof and housed within a single cylinder and five equipment cabinets in the basement operated by Sprint Nextel. These facilities were approved by the Planning Commission in 2001 (Case No. 2001.0072C).
- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections. The approval of the project by the Department of Public Health is attached.
- Both buildings were constructed in the late 19th century, were identified in the Market and Octavia Area Plan architectural survey as historic resources, and appear to be contributing

resources to a local historic district eligible for designation. The project has no potential impact on the buildings or a potential historic district.

- A Five Year Plan from AT&T Mobility, with approximate longitudinal and latitudinal coordinates of proposed locations, including the subject site, was submitted.
- All required public notifications were conducted in compliance with the City's code and policies.

REQUIRED COMMISSION ACTION

Pursuant to Sections 303 and 720.83 of the Planning Code, Conditional Use authorization is required to install a macro wireless telecommunications service facility in the Hayes-Gough Neighborhood Commercial Transit District.

BASIS FOR RECOMMENDATION

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

- The project complies with the applicable requirements of the Planning Code.
- The project is consistent with the objectives and policies of the General Plan.
- The Project is consistent with the 1996 WTS Facilities Siting Guidelines, Planning Commission Resolution No. 14182.
- The project site is a Location Preference 2, a preferred location, according to the Wireless Telecommunications Services (WTS) Siting Guidelines.
- Based on propagation maps provided by AT&T Mobility, the project would provide coverage in an area that currently experiences several gaps in coverage.
- Based on independent third-party evaluation, the maps, data, and conclusions about service coverage and capacity provided by AT&T Mobility are accurate.

RECOMMENDATION: Approval with Conditions

- | | |
|---------------------------------------------------------|---------------------------------------------------------------|
| <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

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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 No. XXXXX

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 303, AND 720.83 TO INSTALL A WIRELESS TELECOMMUNICATIONS SERVICE FACILITY CONSISTING OF UP TO THREE ROOF-MOUNTED PANEL ANTENNAS AND ASSOCIATED EQUIPMENT LOCATED IN THE BASEMENT ON EXISTING THREE-STORY AND TWO STORY MIXED-USE BUILDINGS AS PART OF AT&T'S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN THE HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 29, 2011, Evan Shepherd Reiff for AT&T Mobility (hereinafter "Project Sponsor"), made an application (hereinafter "application"), for Conditional Use Authorization on the property at 501-503 and 505-511 Laguna Street, Lots 034 and 035 in Assessor's Block 0819, (hereinafter "Project Site") to install a wireless telecommunications service facility consisting of up to three roof-mounted panel antennas and associated equipment located in the basement on existing three-story and two-story mixed-use buildings as part of AT&T's wireless telecommunications network within the Hayes-Gough Neighborhood Commercial Transit District and the 40-X Height and Bulk District.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption. The Commission has reviewed and concurs with said determination. The categorical

exemption and all pertinent documents may be found in the files of the Planning Department (hereinafter "Department"), as the custodian of records, at 1650 Mission Street, San Francisco.

On November 8, 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. 2011.0673C, 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 Site consists of two separate lots that together occupy the Laguna Street frontage on the west side between Fell and Linden Streets. 501 Laguna Street is a two-story building with ground-floor commercial and three dwelling units on the upper floors. 505 Laguna Street is a three-story building that also has ground-floor commercial and three dwelling units on the upper floors. Both buildings were constructed in the late 19th century, were identified in the Market and Octavia Area Plan architectural survey as historic resources, and appear to be contributing resources to a local historic district eligible for designation. The property currently hosts wireless telecommunications equipment consisting of three antennas on the roof and housed within a single cylinder and five equipment cabinets in the basement operated by Sprint Nextel. These facilities were approved by the Planning Commission in 2001 (Case No. 2001.0072C). The property is located in the Hayes-Gough Neighborhood Commercial Transit District.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Market and Octavia Area Plan area. The neighborhood is characterized by two to three-story buildings with a large vacant lot at the southeast corner of Laguna and Fell Streets used for a community garden. The three buildings at the intersection of Laguna and Fell Streets are mixed use with ground-floor commercial and upper story residential units. Buildings on Laguna Street between Fell Street and Hayes Street to the north are predominantly mixed use. The buildings south, east and west of the site on Laguna and Fell Streets are primarily two to three-story residential buildings.
4. **Project Description.** The proposal is to install up to three roof-mounted panel antennas and associated equipment located in the basement as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 2 Site (Preferred Location – Co-Location

Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines. Each antenna measures 4'-4" high by 2'-1" wide by 12" thick. Two antennas would be enclosed in a radio frequency transparent view screens designed to resemble existing chimneys approximately 45 feet above grade. One proposed antenna is tripod mounted, setback from the parapet, with minimized height of approximately 3'-5" above the roof parapet and 45 feet above grade. Equipment cabinets would be placed in the basement.

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

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

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

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

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

On November 8, 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 303 and 720.83 to install a wireless telecommunications facility consisting of three

¹ PC Resolution 16539, passed March 13, 2003.

roof-mounted panel antennas and related equipment in the basement on existing three-story and two-story mixed-use buildings as part of AT&T Mobility's wireless telecommunications network.

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of buildings for the siting of wireless telecommunications facilities. Under the *Guidelines*, the project is a Location Preference Number 2, as it is a preferred location for a co-location site. The project would share the roof with wireless telecommunications facilities operated by Sprint Nextel.
7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 1710 - 2170 Megahertz (MHZ) bands, which is regulated by the Federal Communications Commission (FCC) and which must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.
8. **Radiofrequency (RF) Emissions:** The Project Sponsor retained 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 three directional panel antennas for use by Sprint Nextel enclosed within a cylinder mounted on the southeast corner of the roof 505 Laguna Street. AT&T Mobility proposes to install three new antennas. The antennas would be mounted at a height of 45 feet above the ground. The estimated ambient RF field from the proposed AT&T Mobility transmitters at ground level is calculated to be 0.032 mW/sq cm., which is 4.1% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 55 feet and does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish, and Chinese. Workers should not have access to within five feet of the front of the antennas while in operation.
10. **Coverage and Capacity Verification.** The maps, data, and conclusion provided by AT&T to demonstrate need for coverage and capacity have been determined by an independent third party to accurately represent the carrier's present and post-installation conclusions.
11. **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.
12. **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

Wednesday, July 13, 2011 at the San Francisco LGBT Community Center, located at 1800 Market Street. Two members of the public attended the meeting.

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

14. **Public Comment.** The Department has not received any public comment on the project.

15. **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 720.83, a Conditional Use authorization is required for the installation of other uses such as wireless transmission facilities.

16. **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, would 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 501 and 505 Laguna 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 not to 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 501 and 505 Laguna 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 Hayes, Octavia, Oak, and Buchanan Streets, as indicated in the coverage maps. This facility would close the existing service gap for in-transit service along Fell Street and Laguna Street as well as indoor service in the commercial and residential buildings in the vicinity and provide necessary facilities for emergency transmission and improved communication for the neighborhood, community and the region.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:
- i Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The proposed project must comply with all applicable Federal and State regulations to safeguard the health, safety and to ensure that persons residing or working in the vicinity 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 proposed to be installed within radio frequency transparent view screens designed to resemble an existing chimney or mounted on a tripod setback from the roof parapet. The proposal, located over 45 feet above grade, would be 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 Hayes-Gough Neighborhood Commercial Transit District in that the intended use is located in an existing building approximately 41 feet 9 inches tall and set back from the street frontage.

- 17. **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, commercial, and recreational areas along primary transportation routes in San Francisco.

URBAN DESIGN

HUMAN NEEDS

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

POLICY 4.14 - Remove and obscure distracting and cluttering elements.

The project adequately “stealths” the proposed antenna with installation of a radio frequency transparent view screen designed to resemble an existing chimney where two antennas would be installed, and by setting the remaining antenna back from the edge of the roof parapet, while related equipment would be located within the basement of the building. The antennas are minimally visible from the street.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1:

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

Policy 2:

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

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

OBJECTIVE 2:

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

Policy 1:

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

Policy 3:

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

The site is an integral part of a 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 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.

18. **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 affect 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.

Both buildings occupying the Project Site were constructed in the late 19th century and were identified in the Market and Octavia Area Plan architectural survey as historic resources and appear to be contributing resources to a local historic district eligible for designation. The project has no potential impact on the buildings or a potential historic district as the proposed antennas are setback or screened with faux chimneys. The proposed alterations do not cause the removal or alteration of any significant architectural features and has been determined to be categorically exempt from CEQA 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.

19. 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.

20. 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 303 and 720.83 to install up to three roof-mounted panel antennas and associated equipment located in the basement at the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 2 (Preferred Location – Co-Location) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within the Hayes-Gough Neighborhood Commercial Transit District and a 40-X Height and Bulk District and subject to the conditions of approval attached hereto as **Exhibit A**.

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

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **November 8, 2012**.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 8, 2012

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 303 and 720.83 to install a wireless telecommunications service facility consisting of up to three roof-mounted panel antennas and associated equipment located in the basement a Location Preference 2 (Preferred Location – Co-Location) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, as part of AT&T's wireless telecommunications network within the Hayes-Gough Neighborhood Commercial Transit District and a 40-X Height and Bulk District.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **November 8, 2012** under Motion No.XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

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

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

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

MONITORING - AFTER ENTITLEMENT

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

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

6. **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.

7. **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

8. **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

9. **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.

10. **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

11. **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

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

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

OPERATION

13. **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

14. **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

15. **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.

16. **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.

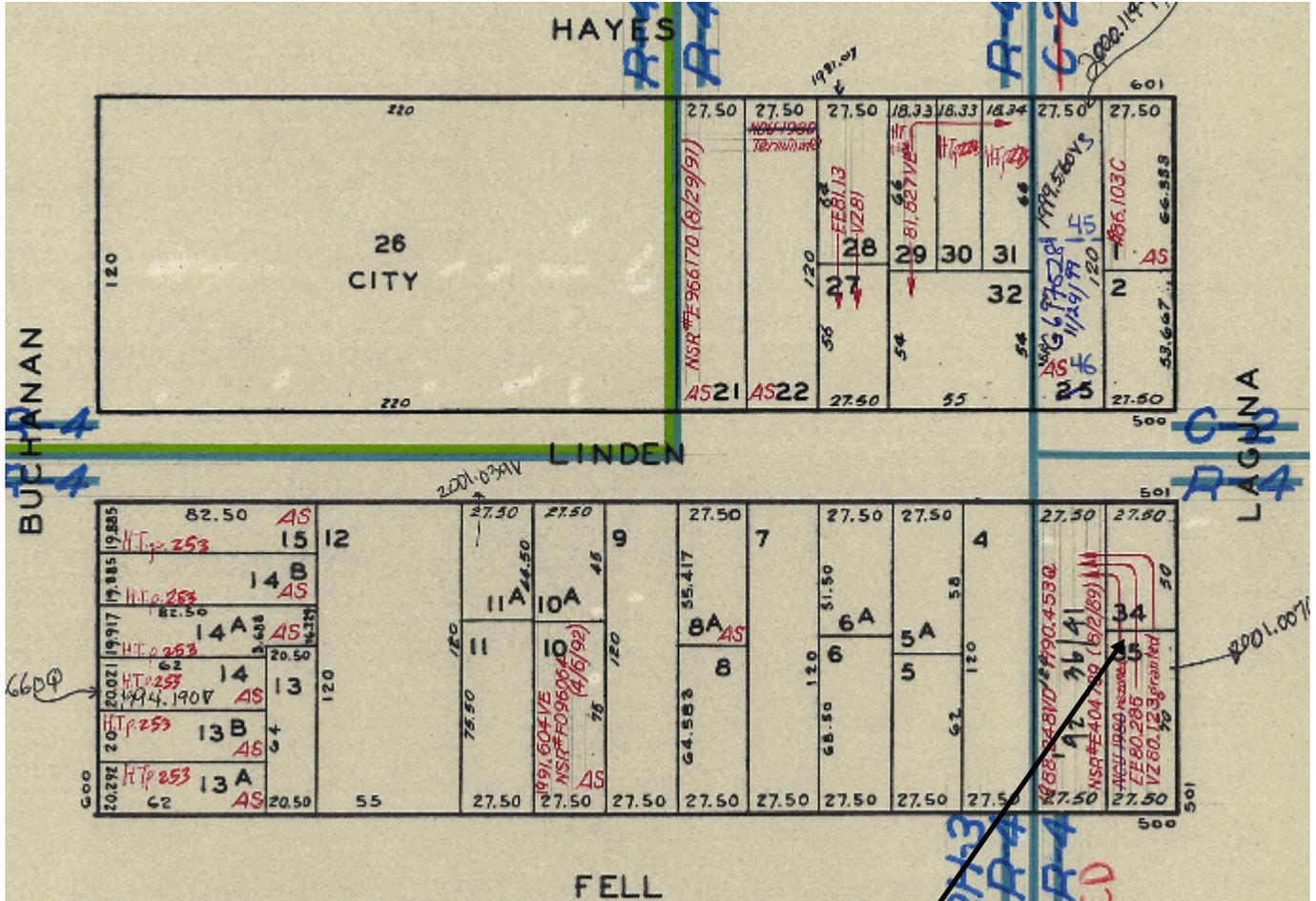
16. **Transfer of Operation – WTS.** Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is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

18. **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>

Parcel Map

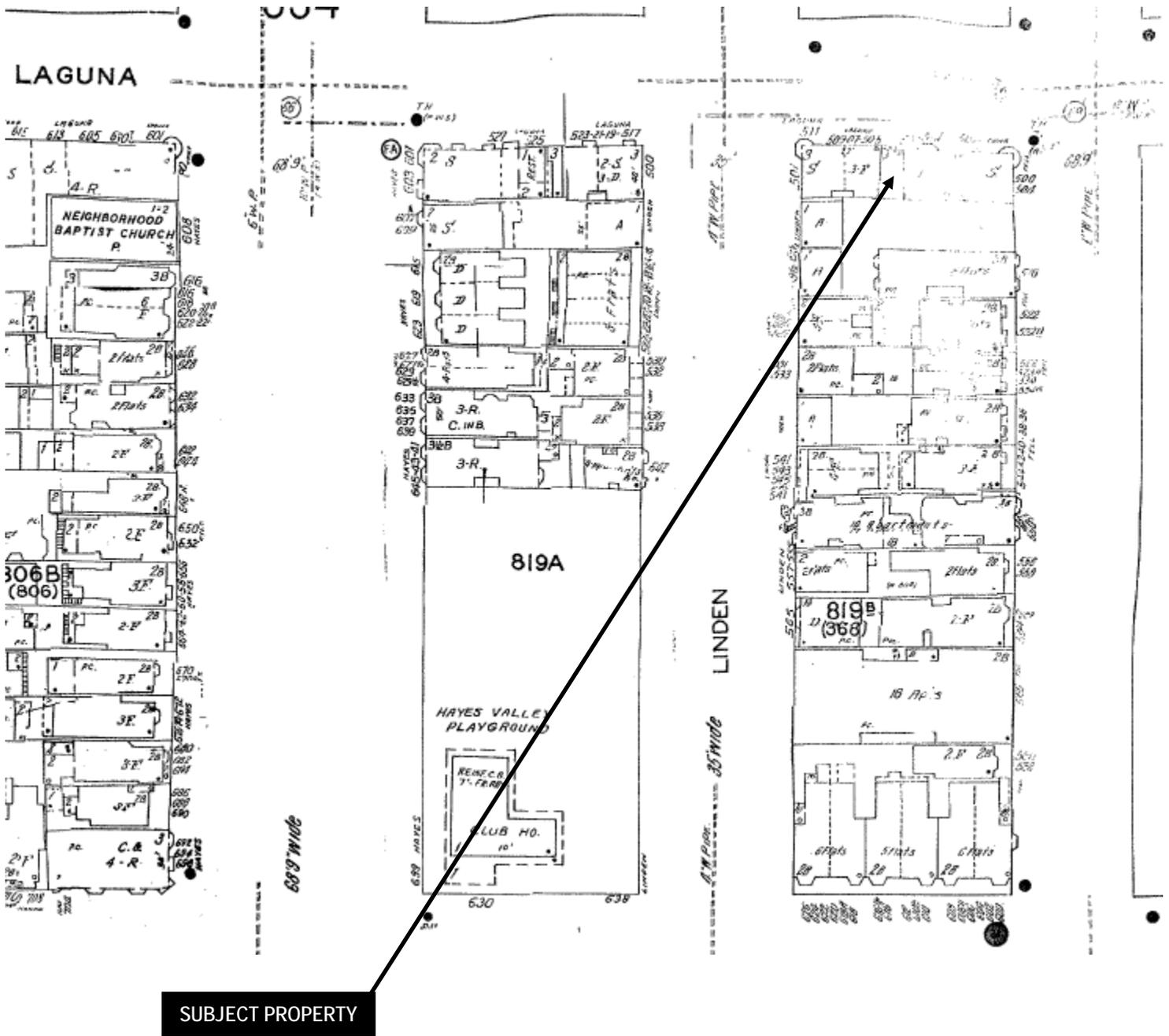


SUBJECT PROPERTY



Conditional Use Authorization
 Case Number 2011.0673C
 AT&T Mobility WTS
 501 and 505 Laguna Street

Sanborn Map*

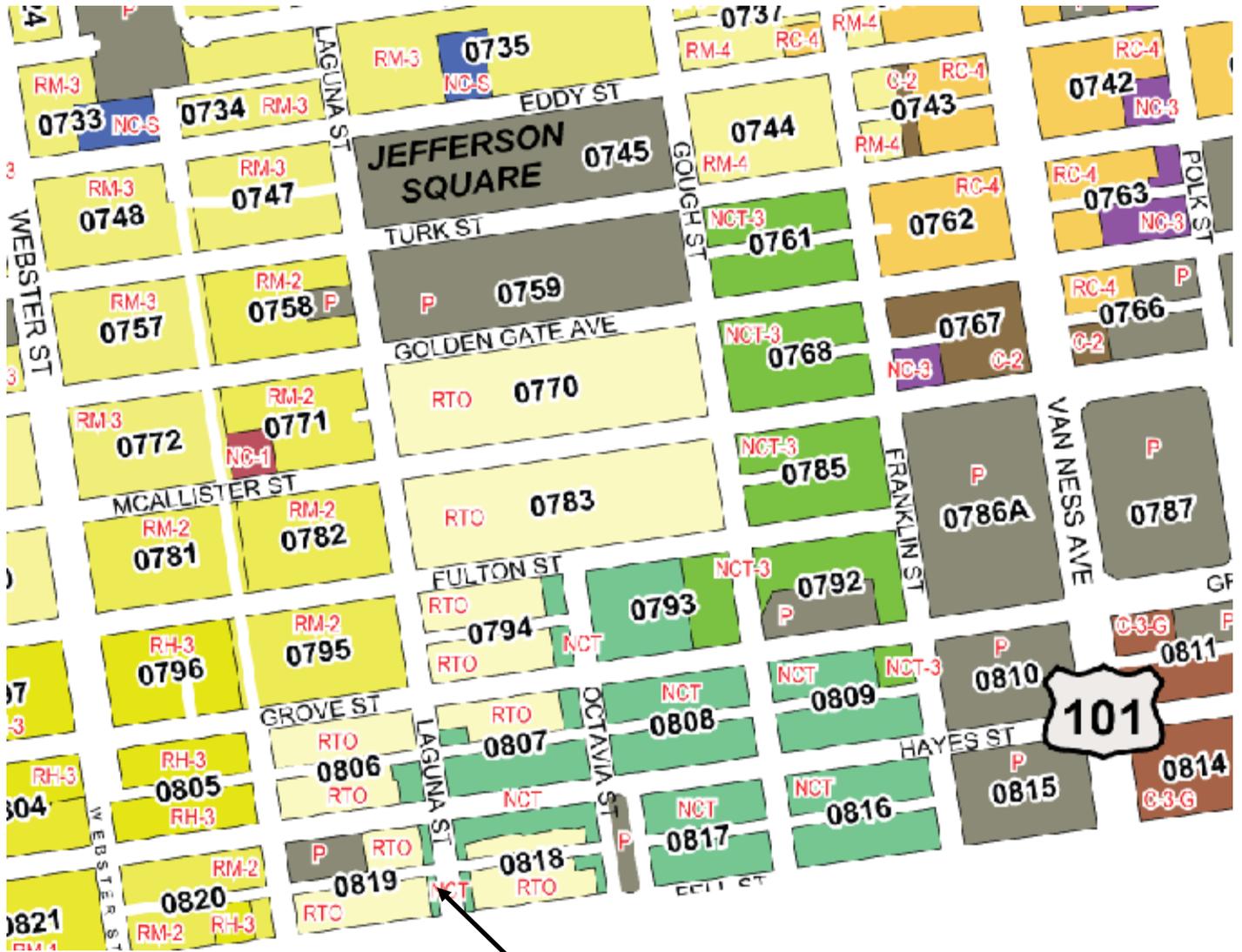


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization
Case Number 2011.0673C
AT&T Mobility WTS
501 and 505 Laguna Street

Zoning Map



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2011.0673C
AT&T Mobility WTS
501 and 505 Laguna Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2011.0673C
AT&T Mobility WTS
501 and 505 Laguna Street

Context Photo



View of blockface looking East on Linden from Laguna



View of blockface looking South East on Laguna across from Linden and Laguna

Conditional Use Authorization
Case Number 2011.0673C
AT&T Mobility WTS
501 and 505 Laguna Street

Context Photo



North West corner of Fell and Laguna looking West



North East corner of Fell and Laguna looking North East

Conditional Use Authorization
Case Number 2011.0673C
AT&T Mobility WTS
501 and 505 Laguna Street

Site Photo



Conditional Use Authorization
Case Number 2011.0673C
AT&T Mobility WTS
501 and 505 Laguna Street

Photosimulation of view looking northwest across Fell Street, along the east side of Laguna.



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 501 & 505 Laguna Street
 San Francisco, CA 94102
 CN5696-B



Contextual Photographs-501-503 & 505-511 Laguna 2011.0673C

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



Subject property/Blockface-Looking South West along Laguna from Linden



View of blockface looking East on Linden toward Laguna



View of blockface looking East on Linden from Laguna



View of blockface looking South East on Laguna across from Linden and Laguna



North West corner of Linden and Laguna



North East Corner of Linden and Laguna



North West corner of Fell and Laguna looking West



North East corner of Fell and Laguna looking North East



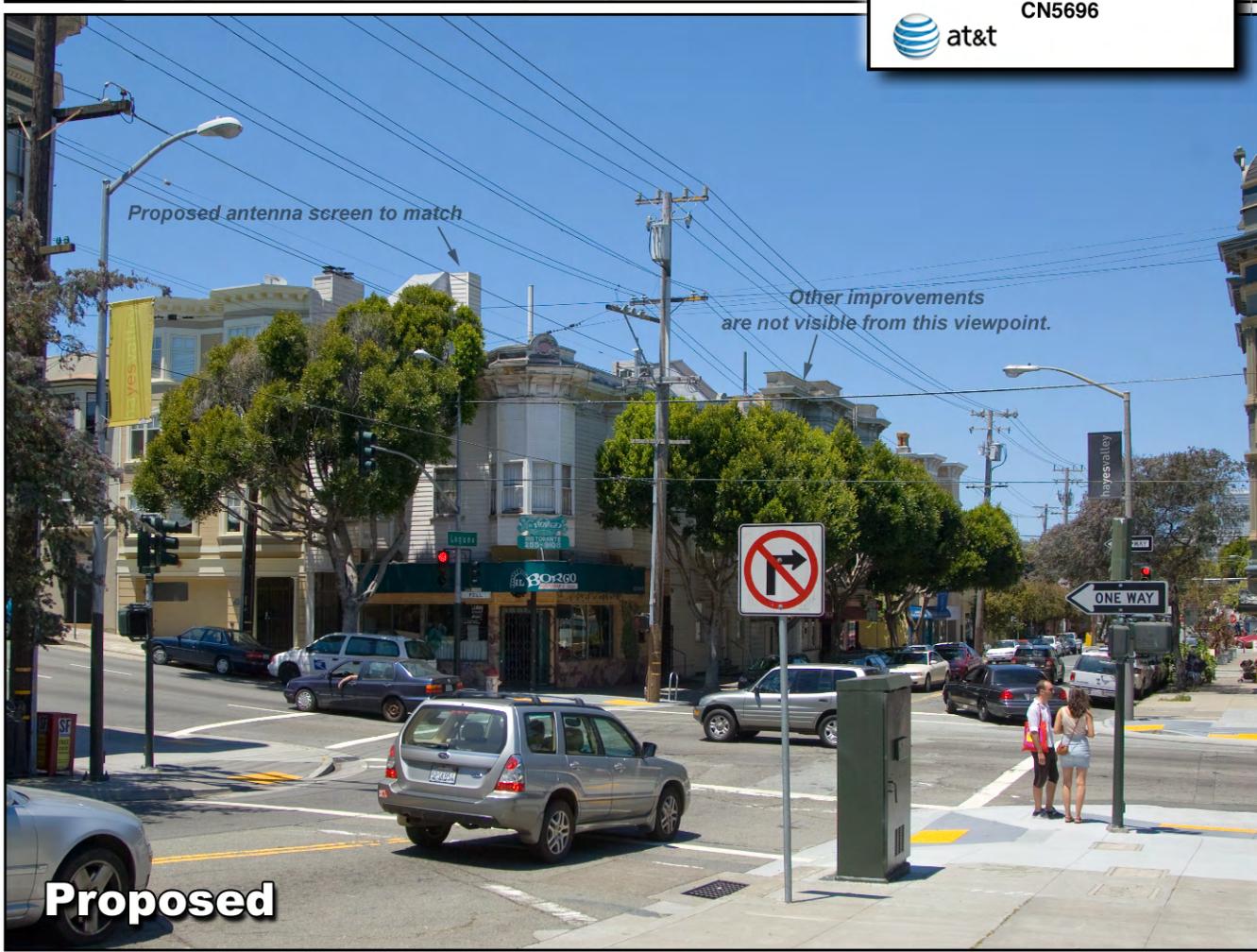
Community Garden_South East corner of Fell and Laguna Looking South

Photosimulation of view looking northwest across Fell Street, along the east side of Laguna.



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at&t



Photosimulation of view looking south-southwest from across Laguna Street, just south of Hayes Street.



IL Borgo
 501 & 505 Laguna Street
 San Francisco, CA 94102
 CN5696

 at&t





HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
BROADCAST & WIRELESS

WILLIAM F. HAMMETT, P.E.
DANE E. ERICKSEN, P.E.
STANLEY SALEK, P.E.
ROBERT P. SMITH, JR.
RAJAT MATHUR, P.E.
KENT A. SWISHER
ANDREA L. BRIGHT

ROBERT L. HAMMETT, P.E.
1920-2002
EDWARD EDISON, P.E.
1920-2009

BY E-MAIL DM1438@ATT.COM

September 12, 2012

Ms. Debra Mulgannon
AT&T Mobility
Area Manager San Francisco
430 Bush Street
San Francisco, California 94108

Dear Debra:

As you requested, we have conducted the review required by the City of San Francisco of the coverage maps that AT&T Mobility will submit as part of its application package for its base station proposed to be located at 501-503 and 505-511 Laguna Street* (Site No. CN5696). This is to fulfill the submittal requirements for Planning Department review.

Executive Summary

We concur with the maps, data, and conclusions provided by AT&T. The maps provided to show the before and after conditions accurately represent the carrier's present and post-installation coverage.

AT&T proposes to install three dbSpectra Model SPD2P6515XLH directional panel antennas within two view screen enclosures, configured to resemble chimneys, to be constructed above the roof of the three-story mixed-use buildings located at 501-503 and 505-511 Laguna Street. Two antennas would be mounted with up to 4° downtilt at an effective height of about 45 feet above ground, 3 feet above the roof, and would be oriented toward 45°T and 280°T. The third antenna would be mounted with up to 4° downtilt on the side of the rooftop stairwell of the adjacent building† at an effective height of about 49½ feet above ground, 15½ feet above the roof below, and would be oriented toward 130°T. The maximum effective radiated power proposed by AT&T in any direction is 6,330 watts, representing simultaneous operation at 4,440 watts for PCS, 1,000 watts for cellular, and 890 watts for 700 MHz service.

AT&T provided for review two pairs of coverage maps, dated August 29, 2012, separately showing AT&T's cellular UMTS (850 MHz) and 4G LTE (700 MHz) coverage in the area before and after the site is operational. Both the before and after UMTS maps show three levels of coverage, which AT&T colors and defines as follows:

* The AT&T maps are labeled as 500 Fell Street.

† 506 Fell Street.

Ms. Debra Mulgannon, page 2
September 12, 2012

Green	Acceptable service coverage during high demand periods
Hashed Yellow	Service coverage gap during high demand periods
Pink	Service coverage gap during all demand periods

The 4G LTE maps do not differentiate between demand periods; rather they indicate, with the color blue, locations where 4G service is and would be acceptable.

We undertook a two-step process in our review. As a first step, we obtained information from AT&T on the software and the service thresholds that were used to generate its coverage maps. This carrier uses commercially available software to develop its coverage maps. The thresholds that AT&T uses to determine acceptable coverage are in line with industry standards, similar to the thresholds used by other wireless service providers.

As a second step, we conducted our own drive test to measure the actual AT&T UMTS and 4G LTE signal strength in the vicinity of the proposed site. Our fieldwork was conducted on September 11, 2012, between 5:20 PM and 7:50 PM, during peak times (5:00 to 10:00 PM) for data and voice traffic shown in the 24-hour traffic profile provided by AT&T for this site.

The field measurements were conducted using an Ascom TEMS Pocket network diagnostic tool with built-in GPS along a measurement route selected to cover all the streets within the map area that AT&T had indicated would receive improved service.

Based on the measurement data, we conclude that the UMTS and the 4G LTE AT&T coverage maps showing the service area without the proposed installation accurately represent the carrier's present coverage. The maps submitted to show the after coverage with the proposed new base station in operation were prepared on the same basis as the maps of existing conditions and so are expected to accurately illustrate the improvements in coverage.

We appreciate the opportunity to be of service. Please let us know if any questions arise on this matter.

Sincerely yours,



William F. Hammett, P.E.

bb

AT&T Mobility Conditional Use Permit Application
501-503 & 505-511 Laguna Street

STATEMENT OF GORDON SPENCER

I am the AT&T radio frequency engineer assigned to the proposed wireless communications facility at 501-503 & 505-511 Laguna Street (the "Property"). Based on my personal knowledge of the Property and with AT&T's wireless network, as well as my review of AT&T's records with respect to the Property and its wireless telecommunications facilities in the surrounding area, I have concluded that the work associated with this permit request is needed to close a significant service coverage gap in the area roughly bordered by Hayes, Octavia, Oak and Buchanan Streets.

The service coverage gap is caused by obsolete or inadequate (or, in the case of 4G LTE, non-existent) infrastructure along with increased use of wireless broadband services in the area. As explained further in Exhibit 1, AT&T's existing facilities cannot adequately serve its customers in the desired area of coverage, let alone address rapidly increasing data usage. Although there is reasonable 3G outdoor signal strength in the area, 3G coverage indoors may be weak and the quality of 3G service overall is unacceptable, particularly during high usage periods of the day. Moreover, 4G LTE service coverage has not yet been deployed in this area.

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

Exhibit 2 to this Statement is a map of existing service coverage (without the proposed installation at the Property) in the area at issue. It includes service coverage provided by existing AT&T sites. The green shaded areas depict areas within a Signal-to-Noise range that provide acceptable service coverage even during high demand periods. Thus, based upon current usage, customers are able to initiate and complete voice or data calls either outdoors or most indoor areas at any time of the day, independent of the number of users on the network. The yellow shaded cross-hatched areas depict areas within a Signal-to-Noise range that results in a service coverage gap during high demand periods. In this area, severe service interruptions occur during periods of high usage, but reliable and uninterrupted service may be available during low demand periods. The pink shading depicts areas within a Signal-to-Noise range in which a customer might have difficulty receiving a consistently acceptable level of service at any time, day or night, not just during high demand periods. The quality of service experienced by any individual customer can differ greatly depending on whether that customer is indoors, outdoors, stationary, or in transit. Under AT&T's wireless customer service standards, any area in the pink or yellow cross-hatched category is considered inadequate service coverage and constitutes a service coverage gap.

Exhibit 3 to this Statement depicts the current actual voice and data traffic in the immediate area. As you can see from the exhibit, the traffic fluctuates at different times of the day. In actuality, the service coverage footprint is constantly changing; wireless engineers call it "cell breathing" and during high usage periods, as depicted in the chart, the service coverage gap increases substantially. The time periods in which the existing surrounding cell sites experience highest usage conditions (as depicted in the yellow shaded cross-hatched area in Exhibit 2) is significant. Based upon my review of the maps, the Signal-to-Noise information, and the actual voice and data traffic in this area, it is my opinion that the service coverage gap shown in Exhibit 2 is significant.

Exhibit 4 to this Statement is a map that predicts service coverage based on Signal-to-Noise information in the vicinity of the Property if antennas are placed as proposed in the application. As shown by this map, placement of the equipment at the Property closes the significant 3G service coverage gap.

In addition to these 3G wireless service gap issues, AT&T is in the process of deploying its 4G LTE service in San Francisco with the goal of providing the most advanced personal wireless experience available to residents of the City. AT&T holds a license with the FCC and has a responsibility to utilize this spectrum to provide personal wireless services in the City. 4G LTE is capable of delivering speeds

up to 10 times faster than industry-average 3G speeds. LTE technology also offers lower latency, or the processing time it takes to move data through a network, such as how long it takes to start downloading a webpage or file once you've sent the request. Lower latency helps to improve the quality of personal wireless services. What's more, LTE uses spectrum more efficiently than other technologies, creating more space to carry data traffic and services and to deliver a better overall network experience. This is particularly important in San Francisco because of the likely high penetration of the new 4G LTE iPad and other LTE devices.

Exhibit 5 is a map that depicts 4G LTE service in the area surrounding the Property, and it shows a significant 4G LTE service gap in the area. After the upgrades, Exhibit 6 shows that 4G LTE service is available both indoors and outdoors in the targeted service area. This is important in part because as existing customers migrate to 4G LTE, the LTE technology will provide the added benefit of reducing 3G data traffic, which currently contributes to the significant service coverage gap on the UMTS (3G) network during peak usage periods as shown in Exhibit 2.

In order to close the 4G LTE service coverage gap shown in Exhibit 5 and provide the benefits associated with 4G LTE personal wireless service, it is necessary to include 4G LTE-specific antennas to the proposed site. Exhibit 6 shows that the work subject to this application closes the gap.

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

Gordon Spencer

A handwritten signature in black ink that reads "Gord Spenc". The signature is written in a cursive, slightly slanted style.

September 10, 2012

Service Improvement Objective (CN5696)

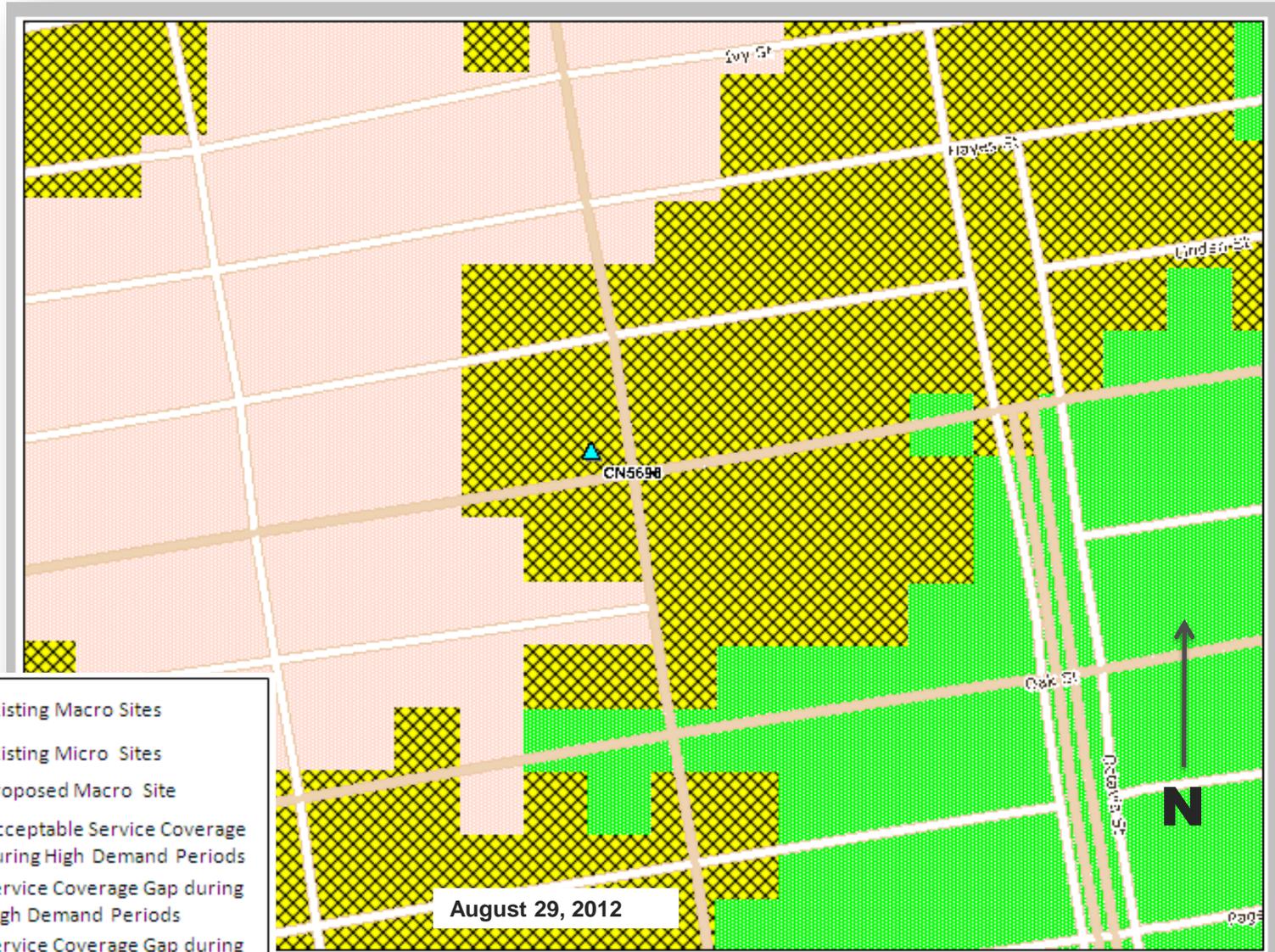
500 Fell Street



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

Exhibit 2 - Proposed Site at 500 Fell St (CN5696)

Service Area BEFORE site is constructed

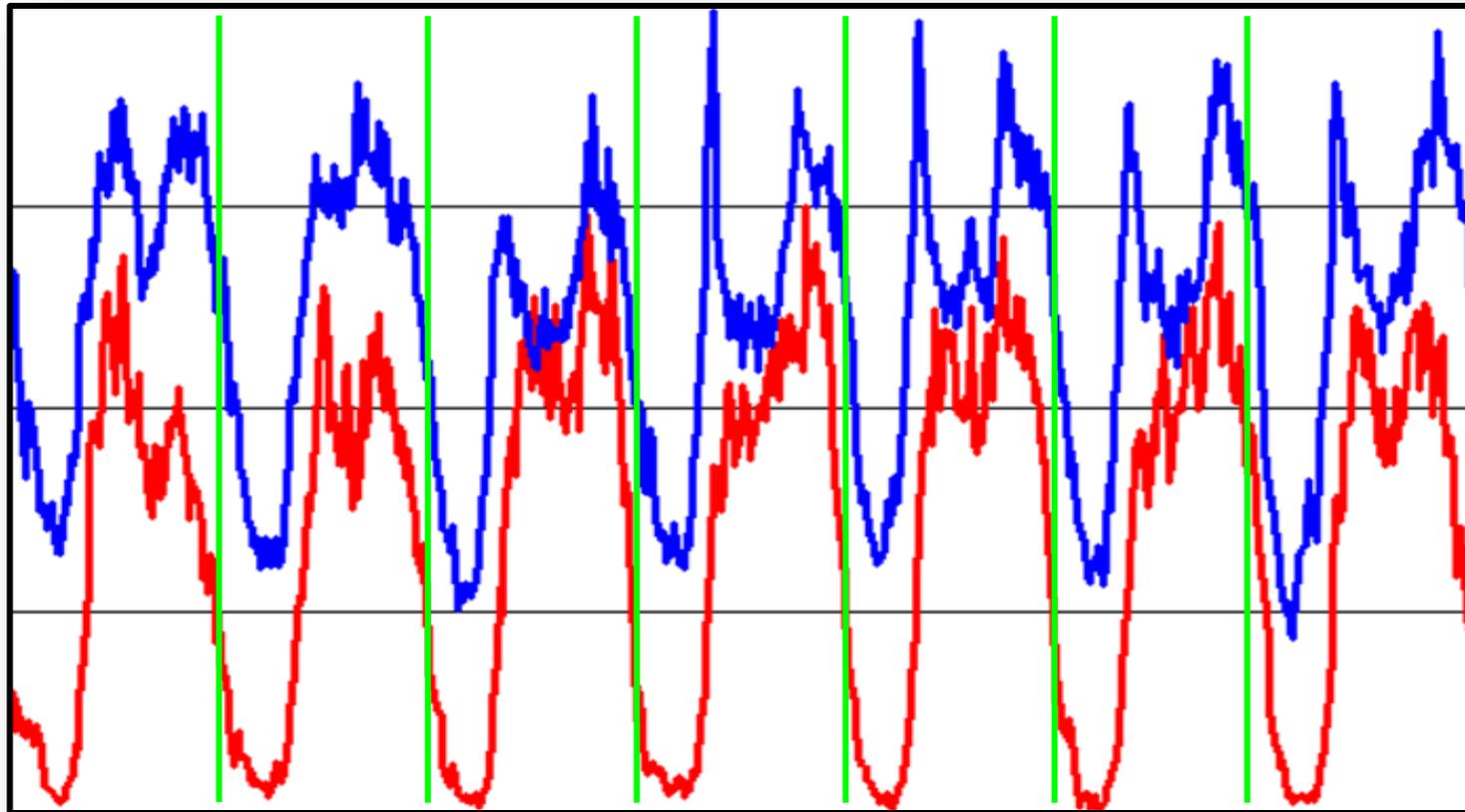


- ▲ Existing Macro Sites
- ⊕ Existing Micro Sites
- ▲ Proposed Macro Site
- Acceptable Service Coverage during High Demand Periods
- ▨ Service Coverage Gap during High Demand Periods
- Service Coverage Gap during All Demand Periods

August 29, 2012

Exhibit 3 - Current 7-Day Traffic Profile for the Location of CN5696

— Data Traffic
— Voice Traffic



Monday

Sunday

Exhibit 3 - Current 24-Hour Traffic Profile for the Location of CN5696

— Data Traffic
— Voice Traffic

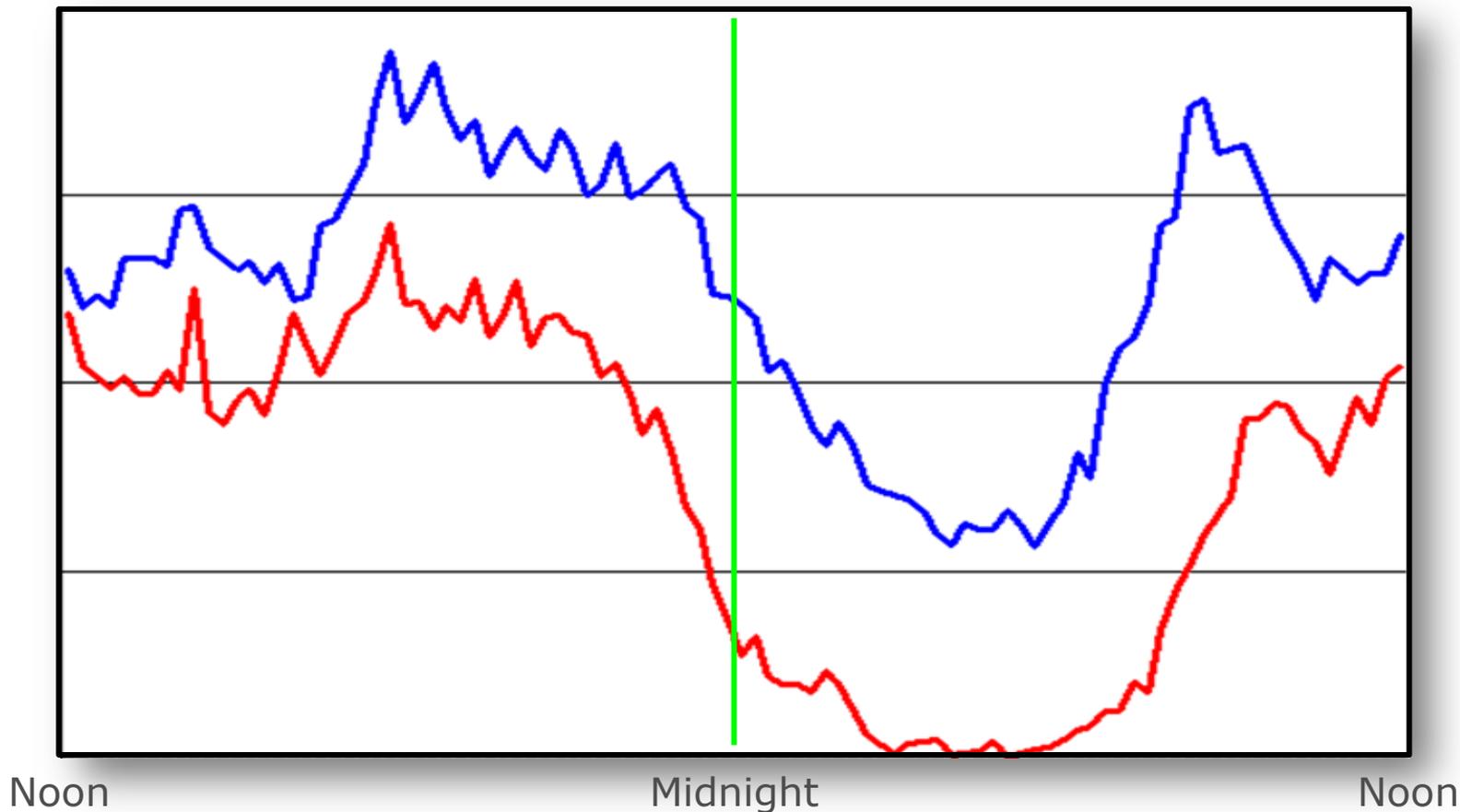


Exhibit 4 - Proposed Site at 500 Fell St (CN5696)

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

August 29, 2012

Exhibit 5 - Proposed Site at 500 Fell St (CN5696)

4G LTE Service Area BEFORE site is constructed

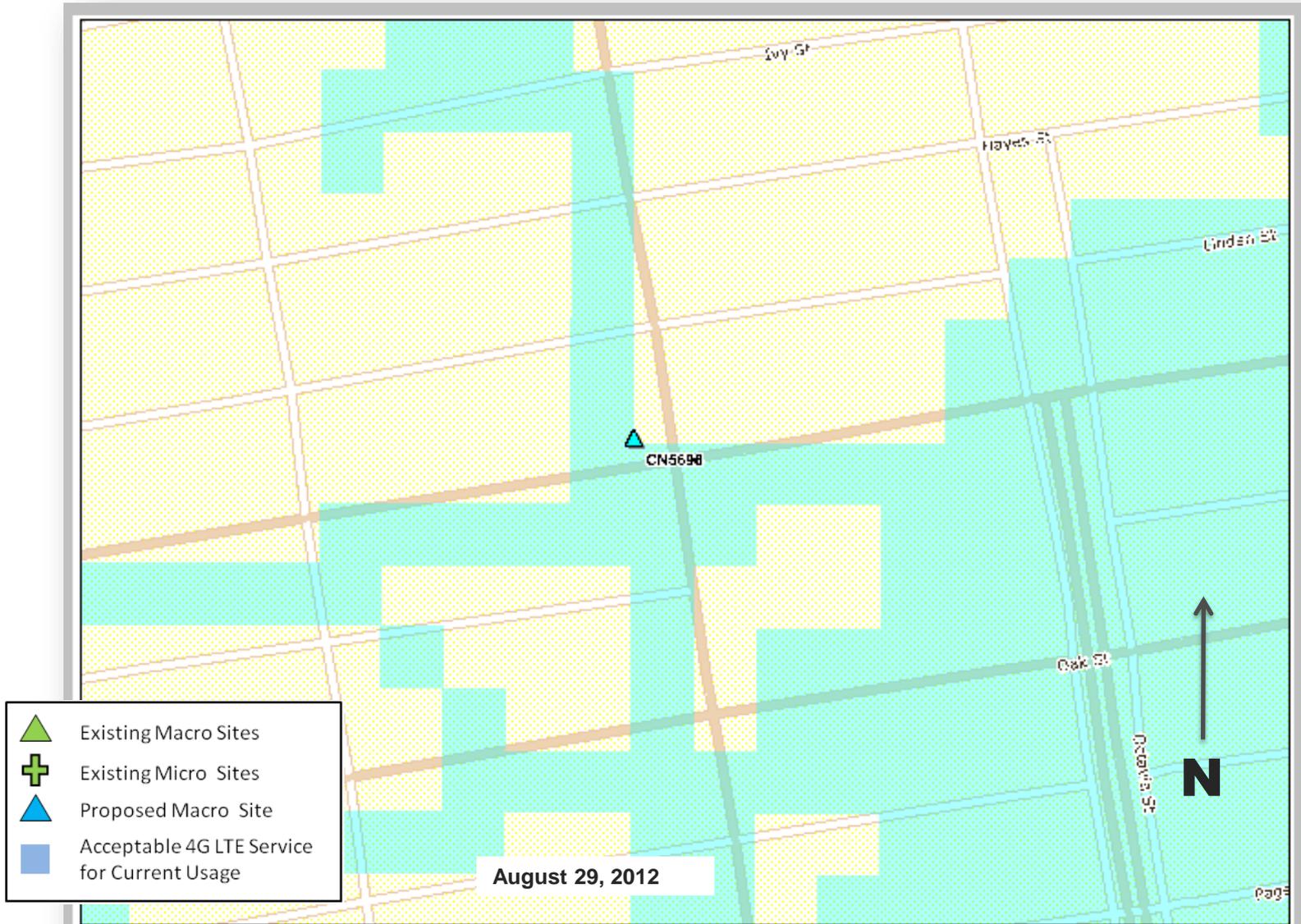
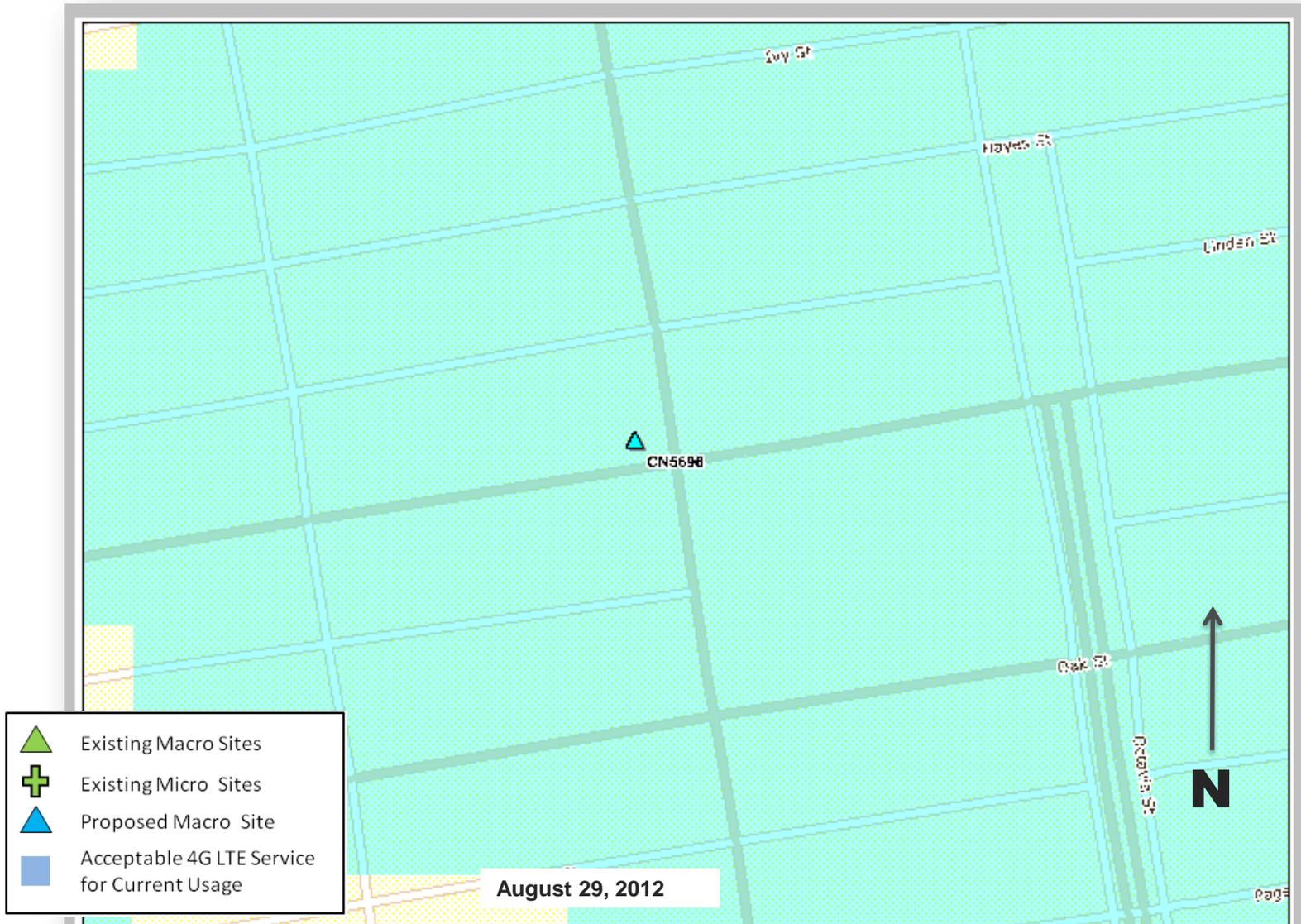


Exhibit 6 - Proposed Site at 500 Fell St (CN5696)

4G LTE Service Area AFTER site is constructed



Existing Surrounding Sites at 500 Fell St St CN5696





Review of Cellular Antenna Site Proposals

Project Sponsor : AT&T Wireless **Planner:** Michelle Stahlhut
RF Engineer Consultant: Hammet and Edison **Phone Number:** (707) 996-5200
Project Address/Location: 501 Laguna St
Site ID: 1427 **SiteNo.:** CN5696

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

- X 1. The location of all existing antennas and facilities. Existing RF levels. (WTS-FSG, Section 11, 2b)
 Existing Antennas No Existing Antennas: 3
- X 2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from the approved antennas. (WTS-FSG Section 11, 2b)
 Yes No
- X 3. The number and types of WTS within 100 feet of the proposed site and provide estimates of cumulative EMR emissions at the proposed site. (WTS-FSG, Section 10.5.2)
 Yes No
- X 4. Location (and number) of the Applicant's antennas and back-up facilities per building and number and location of other telecommunication facilities on the property (WTS-FSG, Section 10.4.1a)
- 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: 6330 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: 6330 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: 0.032 mW/cm^2 Maximum RF Exposure Percent: 4.1
- X 9. Signage at the facility identifying all WTS equipment and safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards. (WTS-FSG, Section 10.9.2). Discuss signage for those who speak languages other than English.
 Public_Exclusion_Area Public Exclusion In Feet: 55
 Occupational_Exclusion_Area Occupational Exclusion In Feet: 17

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

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

Comments:

There are currently no antennas operated by AT&T Wireless installed on the roof top of the building at 501 Laguna Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed similar antennas operated by Sprint (3) at this site and utility pole mounted antennas at the southwest corner of Laguna Street. AT&T Wireless proposes to install 3 new antennas. The antennas will be mounted at a height of 45 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.032 mW/sq cm., which is 4.1 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 55 feet and includes areas of the rooftop. Barricades should be installed to prevent public access to these areas. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Workers should not have access to within 17 feet of the front of the antennas while they are in operation. Worker prohibited access areas should be marked with red striping on the roof and worker notification zones should be marked with yellow rooftop striping.

 Not Approved, additional information required.

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

 1 Hours spent reviewing

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

Signed: _____



Dated: 10/18/2012

Patrick Fosdahl

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



at&t

IL BORGIO 501-503, 505-511 LAGUNA ST & 511 LINDEN ST SAN FRANCISCO, CA 94102 CN5696

IL BORGIO

CN5696
501-503, 505-511 LAGUNA ST &
511 LINDEN ST
SAN FRANCISCO, CA 94102

ISSUE STATUS

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	05/23/12	CLIENT REV	C.C.
	09/11/12	ZD 90%	C.M.
	10/09/12	ZD 100%	C.M.
	-	-	-

DRAWN BY: C. CODY
 CHECKED BY: C. MATHISEN
 APPROVED BY: -
 DATE: 10/09/12

PROJECT DESCRIPTION

A (P) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF A (P) AT&T 170 SQFT LEASE AREA W/ (2) (P) 3518 RBS CABINETS, (2) (P) 2111 RBS CABINETS, (2) (P) PURCELL CABINETS W/ (3) 6601 LTE EQUIPMENT INSIDE, (3) (P) PURCELL CABINETS W/ 6601 UMTS EQUIPMENT INSIDE, A (1) (P) RBA72 CABINETS, (21) RRU'S & (3) (P) AT&T ANTENNAS BEHIND (2) (P) FAUX FRP CHIMNEYS, DESIGN 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 CITY OF SAN FRANCISCO 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: IL BORGIO SITE #: CN5696
 COUNTY: SAN FRANCISCO JURISDICTION: CITY OF SAN FRANCISCO
 BLOCK/LOT: 0819-034, 0819-035, 0819-036, 0819-037, 0819-038, 0819-039, 0819-040, & 0819-041 POWER: PG&E TELEPHONE: AT&T
 SITE ADDRESS: 501-503, 505-511 LAGUNA ST & 511 LINDEN ST, SAN FRANCISCO, CA 94102
 CURRENT ZONING: HAYES NCT
 CONSTRUCTION TYPE: V
 OCCUPANCY TYPE: U, (UNMANNED COMMUNICATIONS FACILITY)
 PROPERTY OWNER: JAMES STACEY & SYLVAN CORAZZI, 1446 WALLER ST, SAN FRANCISCO, CA 94117
 APPLICANT: AT&T, 430 BUSH ST, 5TH FLOOR, SAN FRANCISCO, CA 94108
 LEASING CONTACT: ATTN: EVAN REIFF (831) 345-2245
 ZONING CONTACT: ATTN: EVAN REIFF (831) 345-2245
 CONSTRUCTION CONTACT: ATTN: ERICK RIVERA SAENS (415) 254-4725
 LATITUDE: N 37° 46' 32.90" NAD 83
 LONGITUDE: W 122° 25' 34.70" NAD 83
 AMSL: ±79.8'

DRIVING DIRECTIONS

FROM: 430 BUSH ST, 5TH FLOOR, SAN FRANCISCO, CA 94108
 TO: 501-503 & 505-511 LAGUNA ST, SAN FRANCISCO, CA 94102

- HEAD EAST ON BUSH ST TOWARD CLAUDE LN 210 FT
- TURN LEFT ONTO KEARNY ST 344 FT
- TAKE THE 1ST LEFT ONTO PINE ST 1.2 MI
- TURN LEFT ONTO GOUGH ST 0.8 MI
- TURN RIGHT ONTO HAYES ST 0.2 MI
- TURN LEFT ONTO LAGUNA ST DESTINATION WILL BE ON THE RIGHT 161 FT

END AT: 501-503 & 505-511 LAGUNA ST, SAN FRANCISCO, CA 94102

ESTIMATED TIME: 11 MINUTES ESTIMATED DISTANCE: 2.3 MILES

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	-
LS-1	TOPOGRAPHIC SURVEY	-
A-1	SITE PLAN	-
A-2	ENLARGED SITE PLAN	-
A-3	EQUIPMENT PLAN & DETAILS	-
A-4	ANTENNA PLANS & DETAILS	-
A-5	ELEVATIONS	-
A-6	ELEVATIONS	-
A-7	DETAILS	-
A-8	BARRICADE DETAIL	-

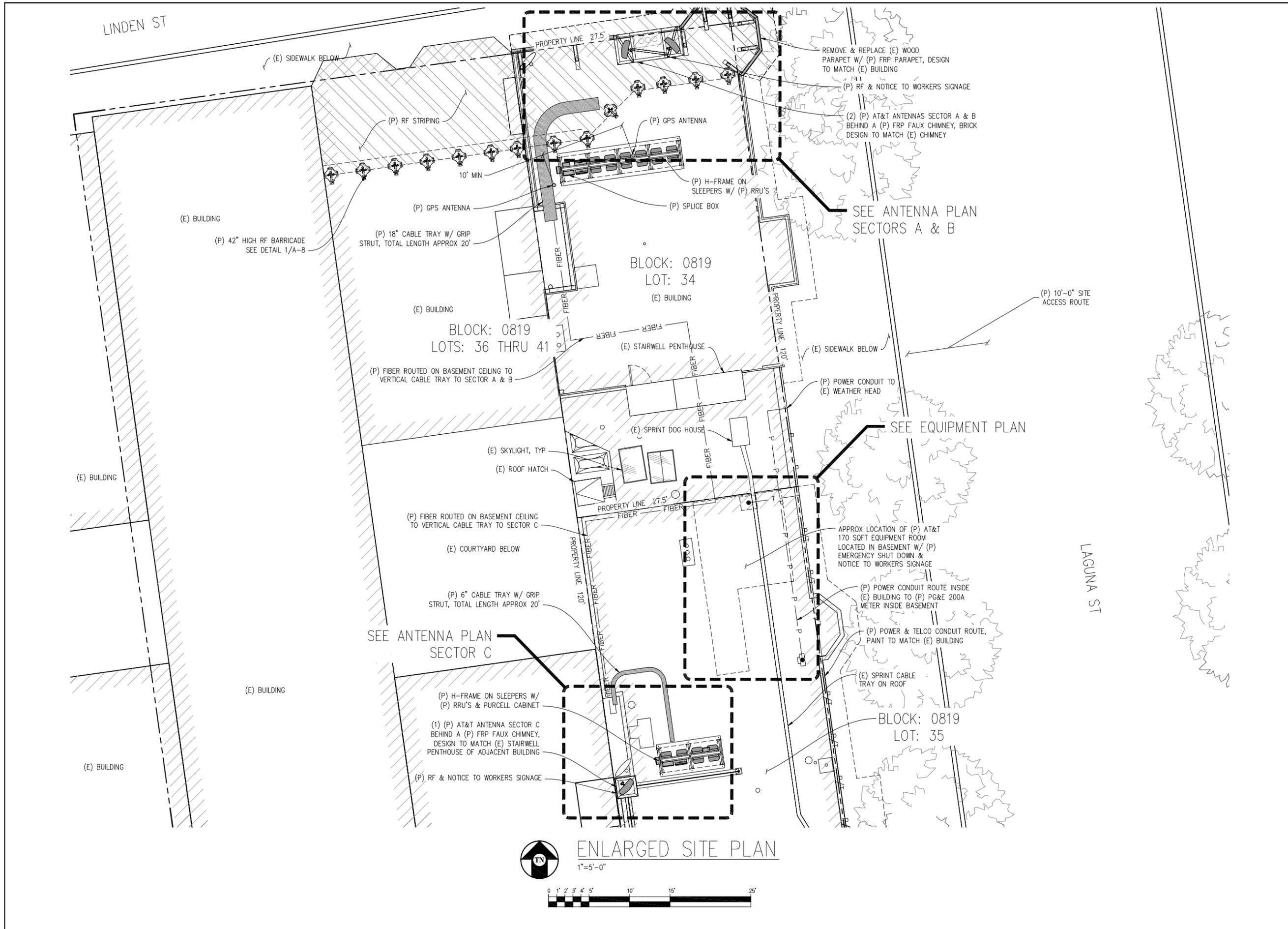
APPROVAL

RF
 LEASING
 ZONING
 CONSTRUCTION
 AT&T
 ERICSSON

Streamline Engineering and Design, Inc.
 8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
 Contact: Larry Houghby Phone: 916-275-4180
 E-Mail: larry@streamlineeng.com Fax: 916-660-1941
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at&t
 4430 ROSEWOOD DR BLDG 3, 6TH FLOOR
 PLEASANTON, CA 94588

SHEET TITLE:
 TITLE
 SHEET NUMBER:
 T-1



IL BORGIO

CN5696
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 511 LINDEN ST
 SAN FRANCISCO, CA 94102

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DRAWN BY: C. CODY
 CHECKED BY: C. MATHISEN
 APPROVED BY: -
 DATE: 10/09/12

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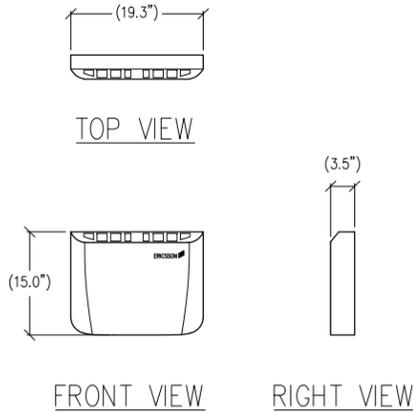
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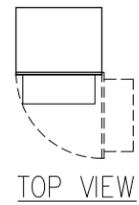
at&t

4430 ROSEWOOD DR BLDG 3, 6TH FLOOR
 PLEASANTON, CA 94588

SHEET TITLE:
 ENLARGED SITE PLAN
 SHEET NUMBER:
A-2



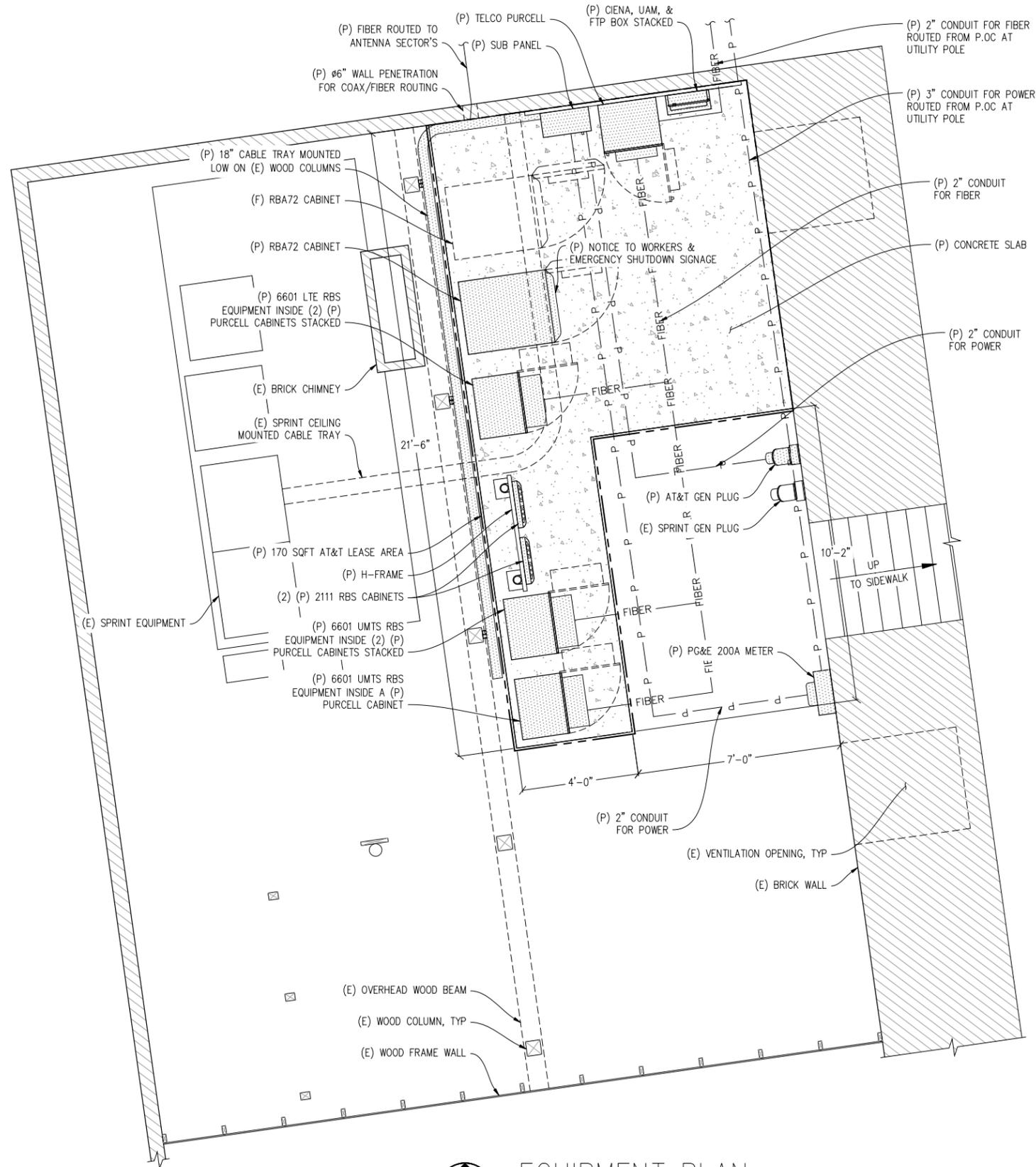
① RBS DETAIL
 1"=1'-0" WEIGHT = 15.5LBS
 ERICSSON RBS 2111 MU



FRONT VIEW

RIGHT VIEW

② PURCELL DETAIL
 1/2"=1'-0"
 PURCELL FLX16WS LTE & UMTS SOLUTION CABINET



EQUIPMENT PLAN
 1/2"=1'-0"



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	-	-	-

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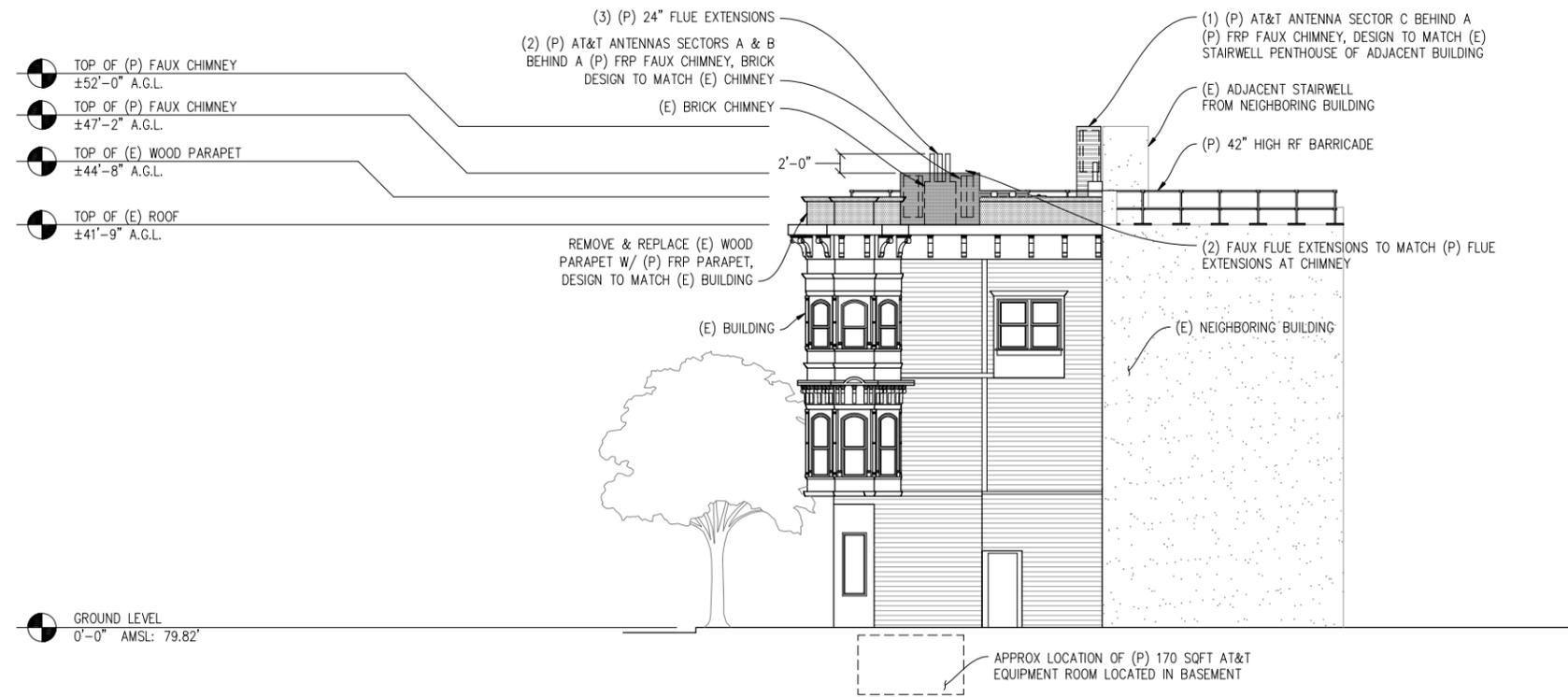
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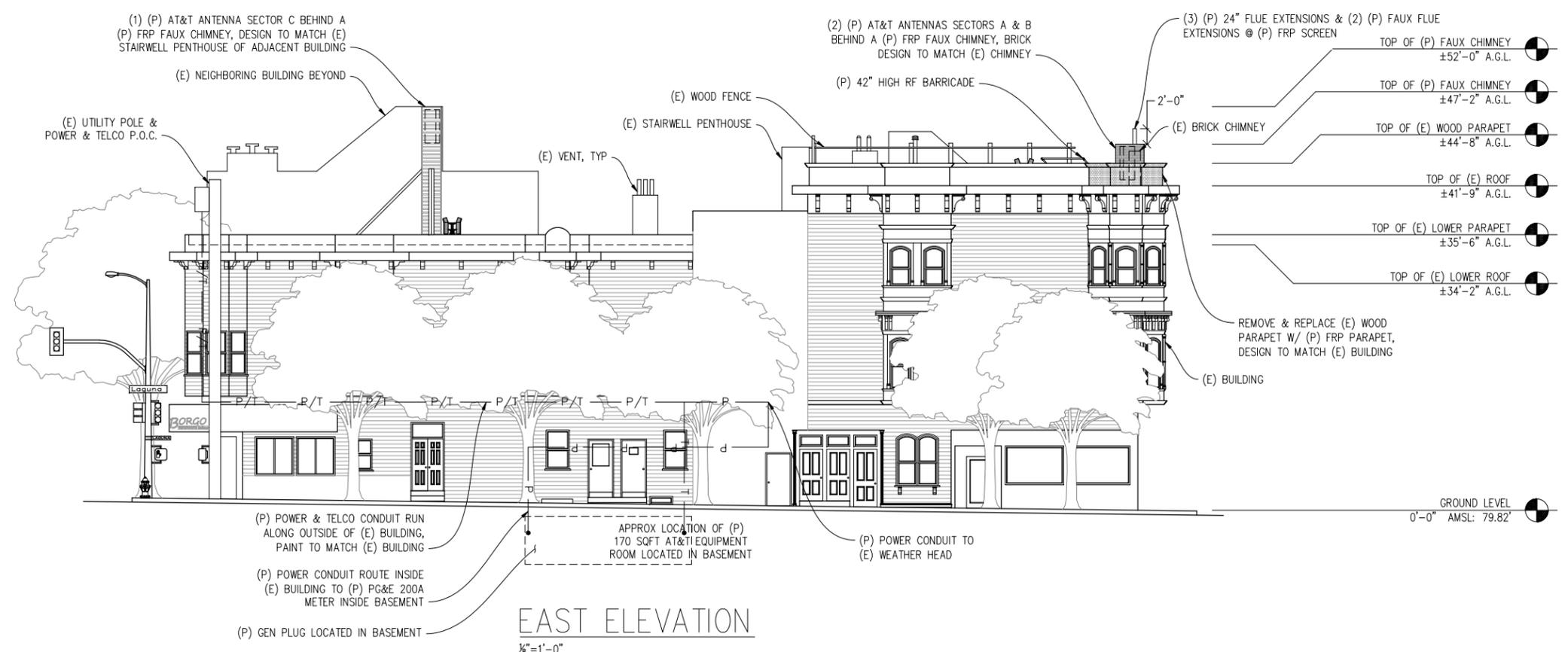
SHEET TITLE:
 EQUIPMENT PLAN & DETAILS

SHEET NUMBER:
A-3



NORTH ELEVATION
 $\frac{1}{8}'' = 1'-0''$

VIEW FROM LINDEN ST



EAST ELEVATION
 $\frac{1}{8}'' = 1'-0''$

VIEW FROM LAGUNA ST

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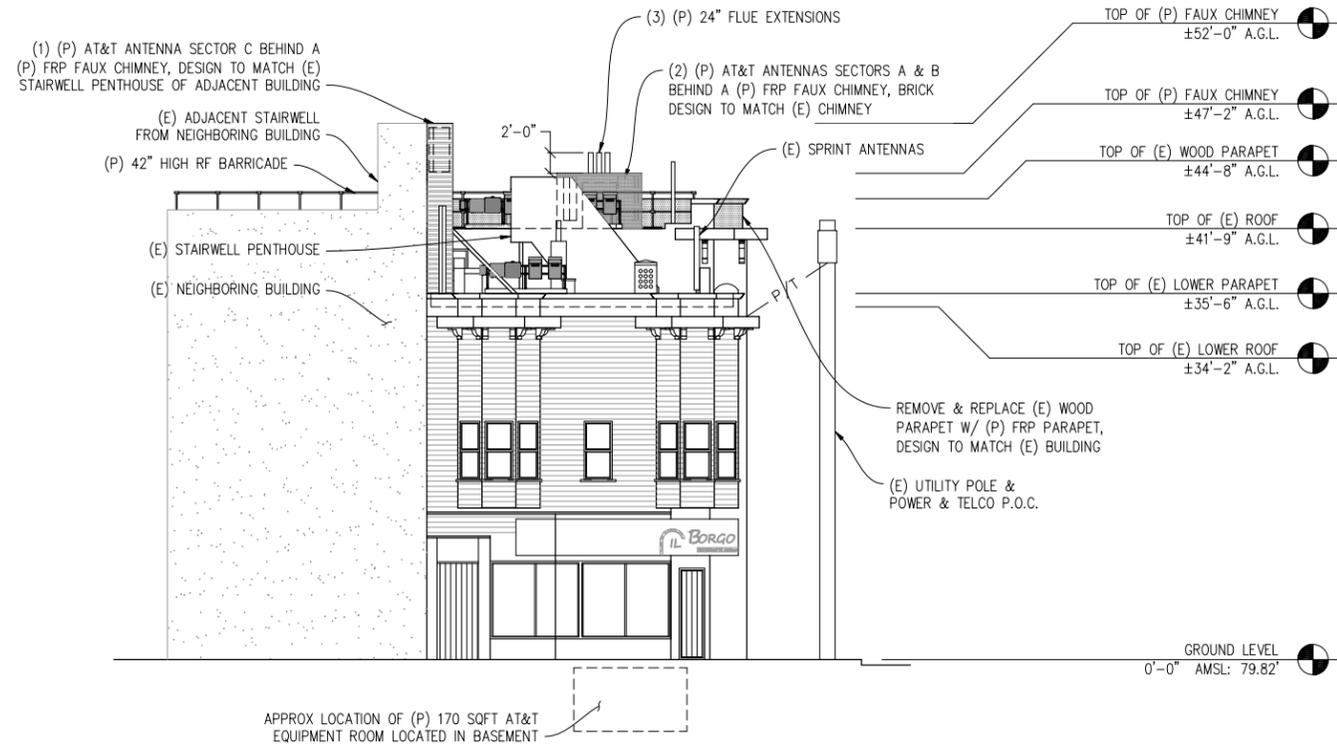
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SHEET TITLE:
 ELEVATIONS

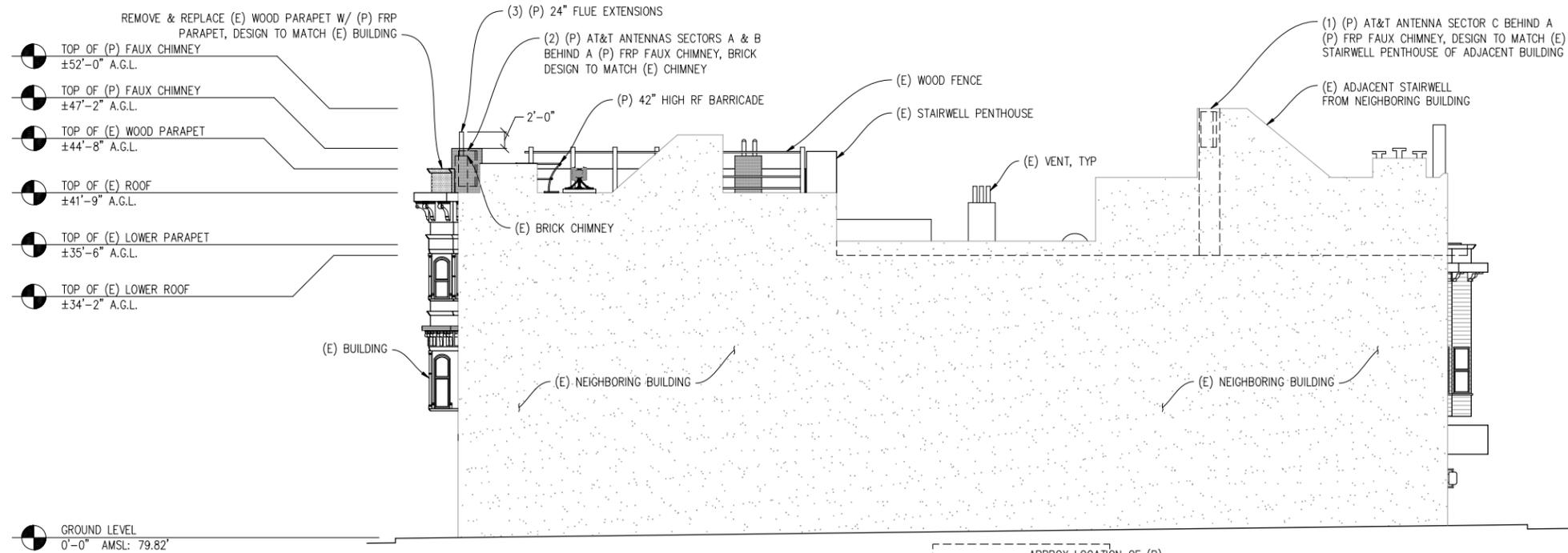
SHEET NUMBER:
 A-5



SOUTH ELEVATION

1/8" = 1'-0"

VIEW FROM FELL ST



WEST ELEVATION

1/8" = 1'-0"

VIEW FROM BUCHANAN ST

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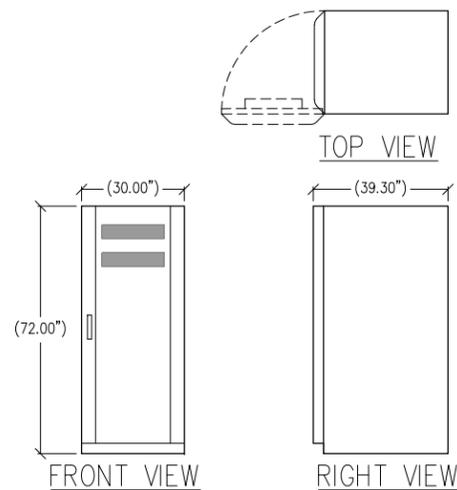
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SHEET TITLE:

ELEVATIONS

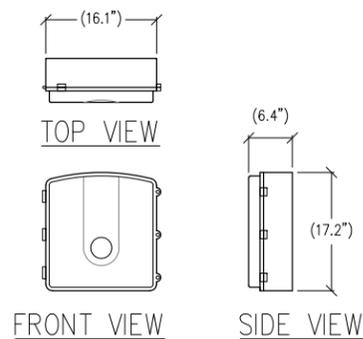
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A-6



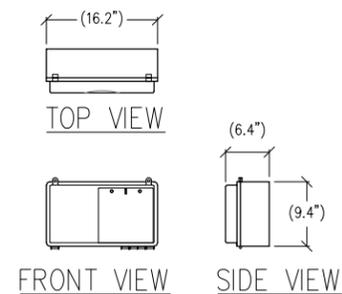
1 CABINET DETAIL

1/2"=1'-0"
COMMSCOPE RBA72 CABINET



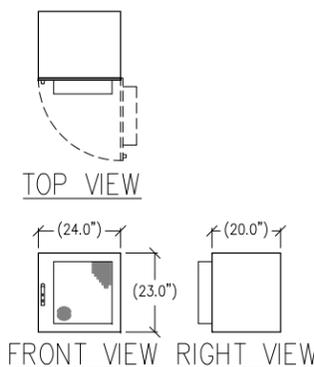
2 CN 3911 DETAIL

1"=1'-0"



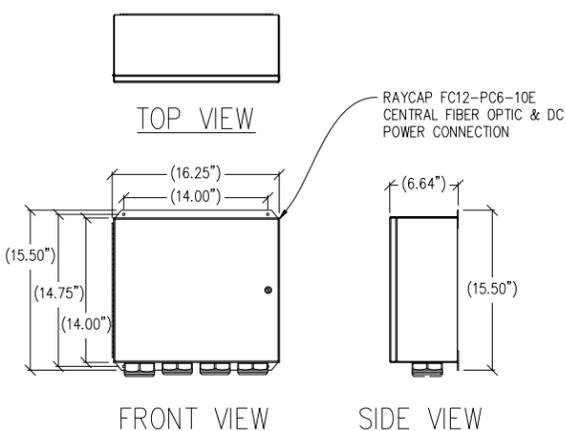
3 UAM DETAIL

1"=1'-0"



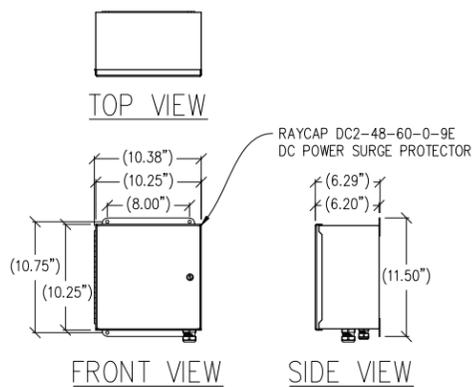
4 CABINET DETAIL

1/2"=1'-0"
PURCELL FLX12WS FIBER SOLUTION CABINET



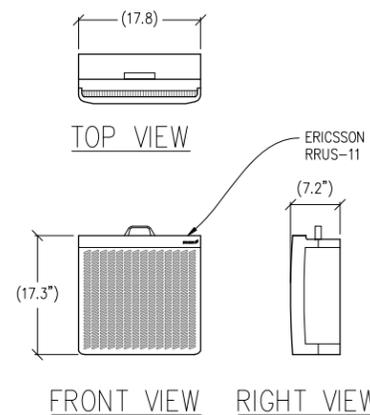
5 SPLICE BOX DETAIL

1/2"=1'-0"



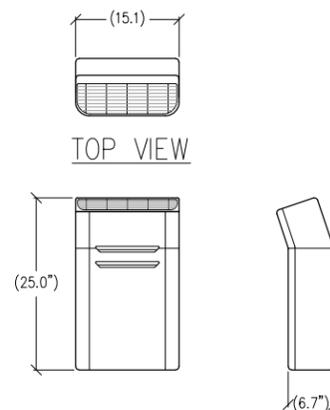
6 DC SURGE SUPPRESSION DETAIL

1/2"=1'-0"



7 RRU-11 DETAIL

1"=1'-0" WEIGHT = 50LBS



8 RRUW-01 DETAIL

1"=1'-0" WEIGHT = 55LBS
ERICSSON RRUW-01

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	-	-	-

DRAWN BY: C. CODY

CHECKED BY: C. MATHISEN

APPROVED BY: -

DATE: 10/09/12

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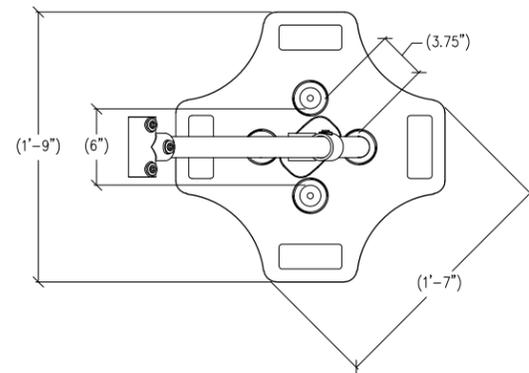
4430 ROSEWOOD DR BLDG 3, 6TH FLOOR
PLEASANTON, CA 94588

SHEET TITLE:

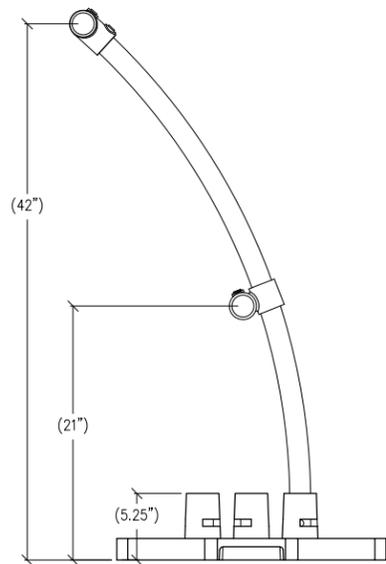
DETAILS

SHEET NUMBER:

A-7



TOP VIEW



SIDE VIEW

① BLUE WATER CURVED SERIES
NOT TO SCALE

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SHEET TITLE:
DETAILS
 SHEET NUMBER:
A-8