



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: FEBRUARY 7, 2013

Date: January 31, 2013
Case No.: **2011.1237C**
Project Address: **3110 Octavia Street**
Current Zoning: NC-3 (Neighborhood Commercial, Moderate-Scale) District
40-X Height and Bulk District
Block/Lot: 0496/013
Project Sponsor: AT&T Mobility represented by
Talin Aghazarian, Town Consulting
100 Clement Street, 3rd Floor
San Francisco, CA 94118
Staff Contact: Michelle Stahlhut – (415) 575-9116
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PROJECT DESCRIPTION

The proposal is to install a macro wireless telecommunications service (“WTS”) facility consisting up to twelve panel antennas located on the rooftop of the subject building along with equipment that would be located within the basement as part of AT&T Mobility’s telecommunications network. Based on the zoning, the antennas are proposed on a Location Preference 4 Site (Preferred Location Site) according to the WTS Siting Guidelines. The proposed antennas would measure a maximum of 55” high by 12” wide by 6” thick. All twelve antennas would be mounted on top of a rooftop penthouse behind a radiofrequency transparent screen, with a maximum height of 56’-10” above grade.

SITE DESCRIPTION AND PRESENT USE

The building is located on Assessor’s Block 0496, Lot 013 on the northeast corner of Octavia Street and Lombard Street. This site is within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and a 40-X Height and Bulk District. The Project Site contains an existing wholly commercial hotel building, known as the “Marina Inn” on a lot with approximately 103 feet of frontage on Octavia Street and 66 feet of frontage on Lombard Street. The mailed notice for this facility noted the location as northeast corner of Octavia and El Camino Real, but the agenda and Case Report language has been updated to reflect the proper Assessor’s street name of Lombard Street instead of El Camino Real.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located within the Marina neighborhood. Surrounding buildings on Lombard Street are generally two- and three-story residential buildings with ground-floor commercial. The site is one block east and south of the Moscone Recreation Center, and three blocks south of Fort Mason.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	January 18, 2013	January 16, 2013	22 days
Posted Notice	20 days	January 18, 2013	January 18, 2013	20 days
Mailed Notice	20 days	January 18, 2013	January 18, 2013	20 days

PUBLIC COMMENT

As of January 31, 2013, the Department has received no public comment on the project proposal.

ISSUES AND OTHER CONSIDERATIONS

- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections.
- An updated Five Year Plan with approximate longitudinal and latitudinal coordinates of proposed locations, including the subject site is on file with the Planning Department.
- All required public notifications were conducted in compliance with the City's code and policies.

REQUIRED COMMISSION ACTION

Pursuant to Section 712.83 of the Planning Code, Conditional Use authorization is required for a WTS facility in NC-3 Districts.

BASIS FOR RECOMMENDATION

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 and Resolutions No. 16539 and No. 18523 supplementing the 1996 WTS Guidelines.
- The project site is considered a Location Preference 4, (NC-3 Neighborhood Commercial, Moderate-Scale) District according to the Wireless Telecommunications Services (WTS) Siting Guidelines.
- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections.

- The expected RF emissions fall well within the limits established by the FCC.
- Based on propagation maps provided by AT&T Mobility, the project will provide coverage in an area that currently experiences several gaps in coverage and capacity.
- Based on the analysis provided by AT&T Mobility, the project will provide additional capacity in an area that currently experiences insufficient service during periods of high data usage.
- Based on independent third-party evaluation, the maps, data, and conclusions about service coverage and capacity provided by AT&T Mobility are accurate.
- The proposed antennas will be minimally visible when viewed from adjacent rights-of-way and points further away so as to avoid intrusion into public vistas, avoid disruption of the architectural integrity of building and insure harmony with neighborhood character.
- The proposed project has been reviewed by staff and found to be categorically exempt from further environmental review. The proposed changes to the subject building do not result in a significant impact on the resource. The proposed antenna project is categorically exempt from further environmental review pursuant to the Class 3 exemptions of California Environmental Quality Act.
- A Five Year Plan with approximate longitudinal and latitudinal coordinates of proposed locations, including the subject site, was submitted.
- All required public notifications were conducted in compliance with the City's code and policies.

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 checked="" type="checkbox"/> Independent Evaluation |

Exhibits above marked with an "X" are included in this packet ms 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 No. XXXX

HEARING DATE: FEBRUARY 7, 2013

Date: February 4, 2013
Case No.: **2011.1237C**
Project Address: **3110 Octavia Street**
Current Zoning: NC-3 (Neighborhood Commercial, Moderate-Scale) District
 40-X Height and Bulk District
Block/Lot: 0496/013
Project Sponsor: AT&T Mobility represented by
 Talin Aghazarian, Town Consulting
 100 Clement Street, 3rd Floor
 San Francisco, CA 94118
Staff Contact: Michelle Stahlhut – (415) 575-9116
 Michelle.Stahlhut@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTION 303(c) and 712.83 TO INSTALL A WIRELESS TELECOMMUNICATIONS SERVICES FACILITY CONSISTING OF UP TO TWELVE PANEL ANTENNAS LOCATED ON THE ROOFTOP PENTHOUSE OF AN EXISTING WHOLLY COMMERCIAL HOTEL BUILDING ALONG WITH EQUIPMENT LOCATED IN THE BASEMENT AS PART OF AT&T'S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN A NC-3 (NEIGHBORHOOD COMMERCIAL, MODERATE-SCALE) ZONING DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On November 2, 2011, AT&T Mobility (hereinafter "Project Sponsor"), made an application (hereinafter "Application"), for Conditional Use Authorization on the property at 3110 Octavia Street, Lot 013 in Assessor's Block 0496, (hereinafter "Project Site") to install a wireless telecommunications service facility consisting of up to twelve panel antennas located on the rooftop of an existing commercial hotel building along with associated equipment located in the basement as part of AT&T's wireless telecommunications network within the NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District and an 40-X Height and Bulk District.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption (Section 15303 of the California Environmental Quality Act). The Planning 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 February 7, 2013, the San Francisco Planning 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. 2011.1237C, 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 building is located on Assessor's Block 0496, Lot 013 on the northeast corner of Octavia Street and Lombard Street. This site is within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and a 40-X Height and Bulk District. The Project Site contains an existing wholly commercial hotel building, known as the "Marina Inn" on a lot with approximately 103 feet of frontage on Octavia Street and 66 feet of frontage on Lombard Street. The mailed notice for this facility noted the location as northeast corner of Octavia and El Camino Real, but the agenda and Case Report language has been updated to reflect the proper Assessor's street name of Lombard Street instead of El Camino Real.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Marina neighborhood. Surrounding buildings on Lombard Street are generally two- and three-story residential buildings with ground-floor commercial. The site is one block east and south of the Moscone Recreation Center, and three blocks south of Fort Mason.
4. **Project Description.** The proposal is to install a macro wireless telecommunications service ("WTS") facility consisting up to twelve panel antennas located on the rooftop of the subject building along with equipment that would be located within the basement as part of AT&T Mobility's telecommunications network. Based on the zoning, the antennas are proposed on a Location Preference 4 Site (Preferred Location Site) according to the WTS Siting Guidelines. The proposed antennas would measure a maximum of 55" high by 12" wide by 6" thick. All twelve antennas would be mounted on top of a rooftop penthouse behind a radiofrequency transparent screen, with a maximum height of 56'-10" above grade.

5. **Past History and Actions.** The Planning Commission adopted the Wireless Telecommunications Guidelines for the installation of Wireless Telecommunications Facilities in 1996 (hereinafter known as “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 and again in 2012, requiring community outreach, notification, and detailed information about the facilities to be installed.

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, an independent evaluation verifying coverage and capacity, 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 February 7, 2013, 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 Section 712.83 to install a wireless telecommunications facility consisting of up to twelve panel antennas on the rooftop of an existing wholly commercial hotel building along with equipment located in the basement as part of AT&T’s wireless telecommunications network.

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of zoning and/or building uses for the siting of wireless telecommunications facilities. Under the *Guidelines*, the Project is a Location Preference Number 4, as the Project Site is located in a NC-3 District and is a wholly commercial hotel building.

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 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 approximately 1% of the FCC public exposure limit. There were observed no other antennas observed within 100 feet of this site. AT&T Wireless proposes to install twelve new panel antennas. The antennas will be mounted at a height of approximately 48 to 54 feet above the ground. The estimated ambient RF field from the proposed AT&T Mobility transmitters at ground level is calculated to be 0.012 mW/sq. cm., which is 2.1% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 64 feet which includes the areas of the rooftop but 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 17 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 Hammett & Edison, Inc., a radio engineering consulting firm, 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 at 7:00 p.m. on December 15, 2011 at the Moscone Recreation Center at 1800 Chestnut Street. Two members of the community attended the meeting. The primary concerns were all related to radiofrequency emissions.
13. **Five-year plan:** Per the *Guidelines*, the Project Sponsor submitted its latest five-year plan, as required, in October 2012.
14. **Public Comment.** As of February 4, 2013, the Department has not received public comment on the proposed 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 Section 712.83, a Conditional Use authorization is required for the installation of other public 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, 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 3110 Octavia Street will be generally desirable and compatible with the surrounding neighborhood because the project will not conflict with the existing uses of the property and will be designed to be compatible with the surrounding nature of the vicinity. The approval of this authorization has been found, 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 buildings and insure harmony with neighborhood character. The project has been reviewed and determined to not cause the removal or alteration of any significant architectural features on the subject building.

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

Coverage: San Francisco does have sufficient overall wireless coverage (note that this is separate from carrier capacity). San Francisco's unique coverage issues are due to topography and building heights. The hills and buildings disrupt lines of site between WTS base stations. Thus, telecommunication carriers continue to 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 capacity. It is necessary for San Francisco, as a leader in technology, to have adequate capacity.

The proposed project at 3110 Octavia Street is necessary in order to achieve sufficient street and in-building mobile phone coverage and data capacity. Recent drive tests in the subject area conducted by the AT&T Mobility Radio Frequency Engineering Team provide evidence that the subject property is the most viable location, based on factors including quality of coverage and aesthetics.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The proposed project must comply with all applicable Federal and State regulations to safeguard the health, safety and to ensure that persons residing or working in the vicinity will not be affected, and prevent harm to other personal property.

The Department of Public Health conducted an evaluation of potential health effects from Radio Frequency radiation, and has concluded that the proposed wireless transmission facilities will have no adverse health effects when operated in compliance with the FCC-adopted health and safety standards.

- 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 installation 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;

Twelve antennas are proposed to be mounted on the rooftop behind a radiofrequency transparent screen and will appear to be a rooftop penthouse which will be minimally visible from nearby public rights-of-way.

- 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.

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, child care, and neighborhood services, when developing new housing units.

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

The Project will improve AT&T Mobility’s coverage and capacity in the surrounding residential, commercial and recreational areas along a primary transportation route 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 on the rooftop of the building by screening the antennas to appear as a rooftop penthouse.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1:

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

Policy 2:

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

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

OBJECTIVE 2:

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

Policy 1:

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

Policy 3:

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

The site is an integral part of a new wireless communications network that will enhance the City's diverse economic base.

OBJECTIVE 4:

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

Policy 1:

Maintain and enhance a favorable business climate in the City.

Policy 2:

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

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

VISITOR TRADE

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

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

The Project will ensure that residents and visitors have adequate public service in the form of AT&T Mobility 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 will enhance personal communication services.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

No residential uses would be displaced or altered in any way by the granting of this authorization.

- C. That the City's supply of affordable housing be preserved and enhanced.

The Project would have no adverse impact on housing in the vicinity.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

Due to the nature of the project and minimal maintenance or repair, municipal transit service would not be impeded and neighborhood parking would not be overburdened.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project would cause no displacement of industrial and service sector activity.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Compliance with applicable structural safety and seismic safety requirements would be considered during the building permit application review process.

- G. That landmarks and historic buildings be preserved.

The proposed antennas will be mounted on the rooftop penthouse of the existing building and will not affect any character-defining features of the building. The antennas will be screened and will appear as part of a penthouse on top of the building and would be minimally visible as viewed from the public right-of-way. By minimizing the visibility of the proposed antennas, the Project would not significantly alter the subject building.

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

The Project will have no adverse impact on parks or open space, or their access to sunlight or vistas.

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 712.83 and 303 to install up to twelve panel antennas and associated equipment cabinets at the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 4 (Preferred Location Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within a NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District and a 40-X Height and Bulk District and subject to the conditions of approval attached hereto as **Exhibit A**.

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

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **February 7, 2013**.

Jonas P. Ionin
Acting Commission Secretary

AYES

NAYS:

ABSENT:

ADOPTED: February 7, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 712.83 and 303 to install a wireless telecommunications service facility consisting of up to twelve panel antennas with related equipment in the basement at a Location Preference 4 (Preferred Location Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, as part of AT&T's wireless telecommunications network within an NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District and a 40-X Height and Bulk District.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **February 7, 2013** 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 415-575-9078, www.sf-planning.org.

4. **Screening - WTS.** To the extent necessary to ensure 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. Antennas 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 415-575-9078, www.sf-planning.org.

MONITORING - AFTER ENTITLEMENT

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

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

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

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

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

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

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

8. Implementation Costs - WTS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OPERATION

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

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

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

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

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

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

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

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

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

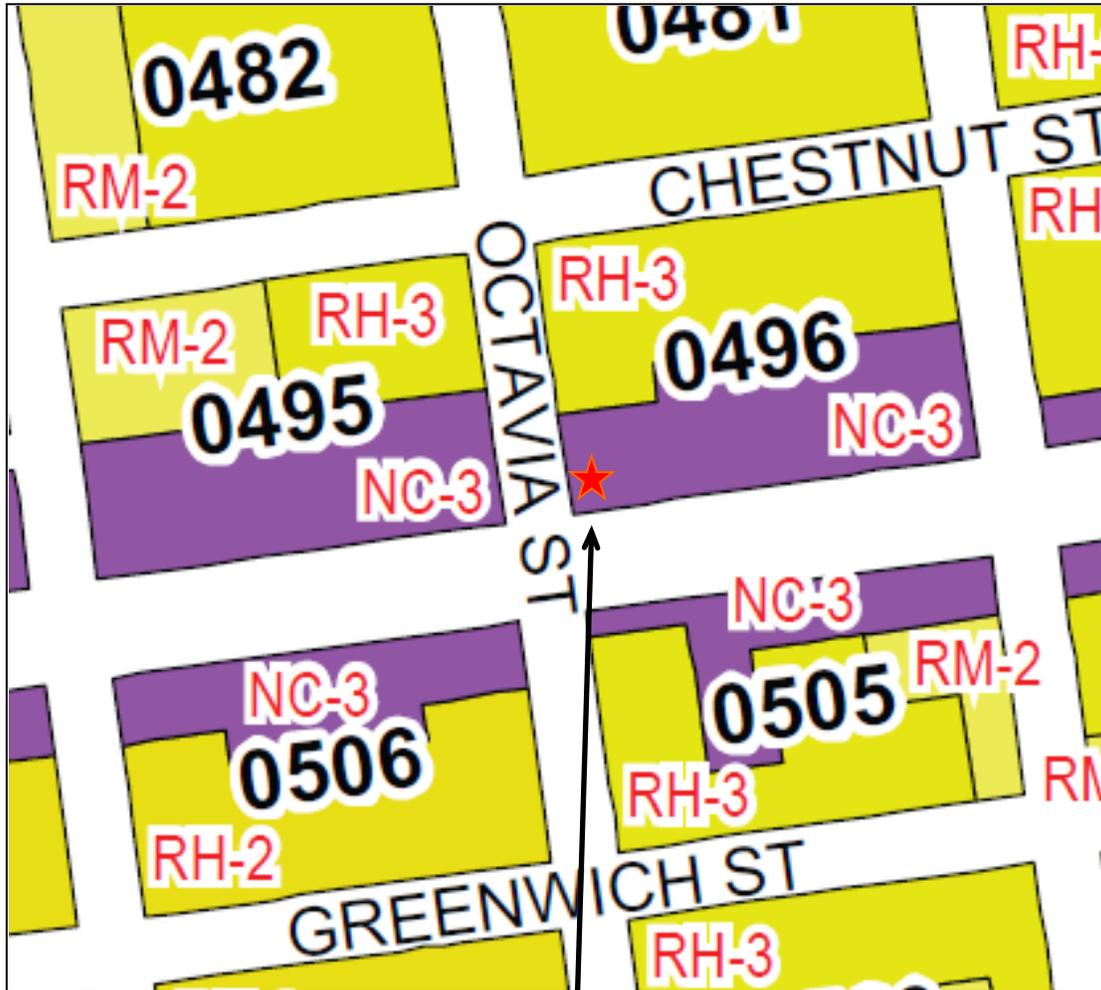
18. **Transfer of Operation – WTS.** Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is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

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

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

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

Zoning Map



SUBJECT PROPERTY



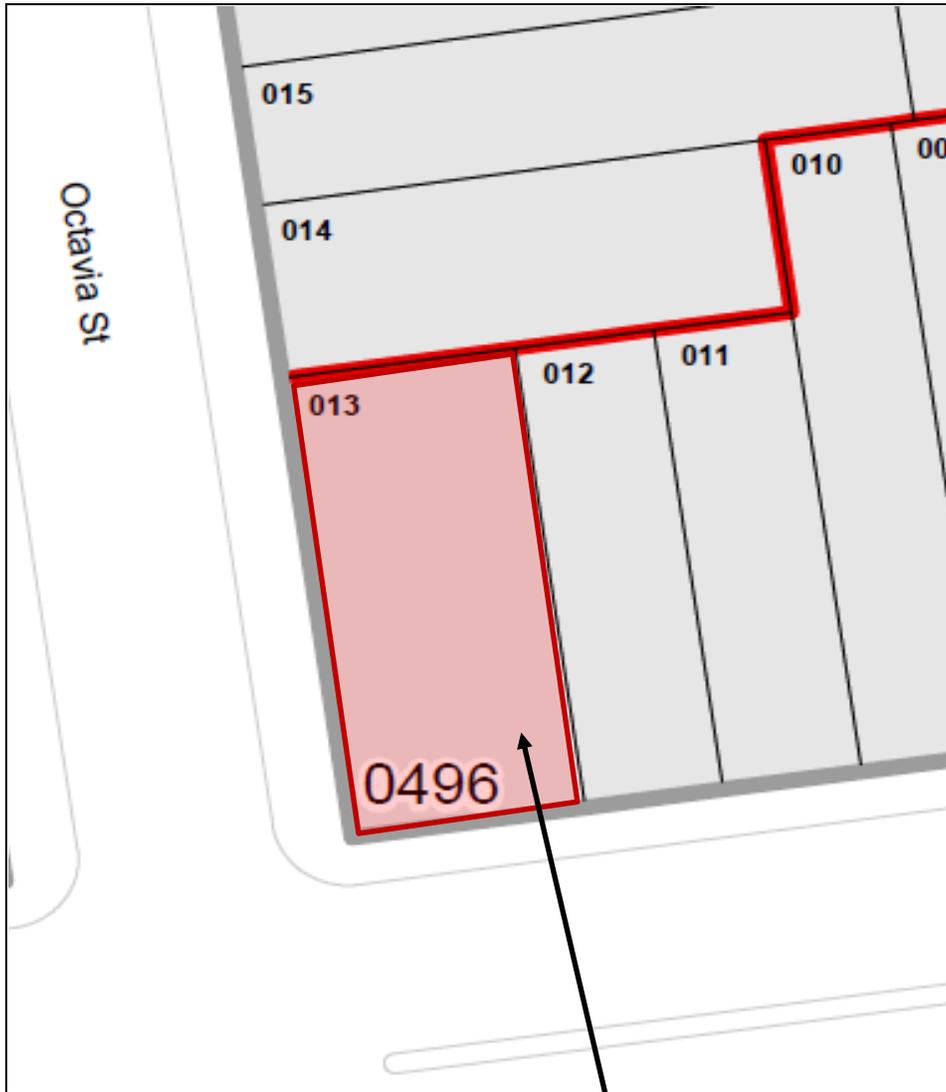
Aerial Photo



SUBJECT PROPERTY

Case Number 2011.1237C
AT&T Mobility WTS Facility
3110 Octavia Street

Parcel Map

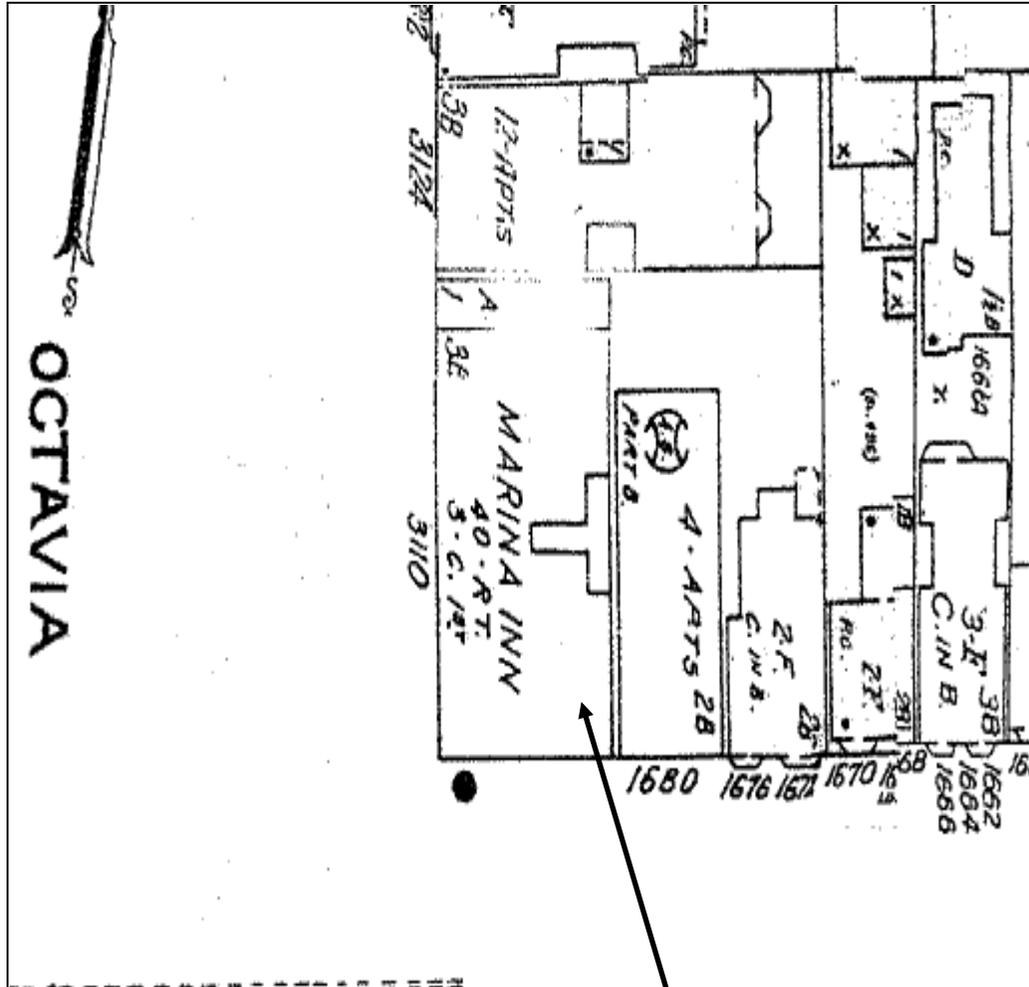


SUBJECT PROPERTY



Case Number 2011.1237C
AT&T Mobility WTS Facility
3110 Octavia Street

Sanborn Map*



SUBJECT PROPERTY

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



Case Number 2011.1237C
AT&T Mobility WTS Facility
3110 Octavia Street

G. Contextual Photographs

The following are photographs of the surrounding buildings within 100-feet of the subject property showing the facades and heights of nearby buildings:



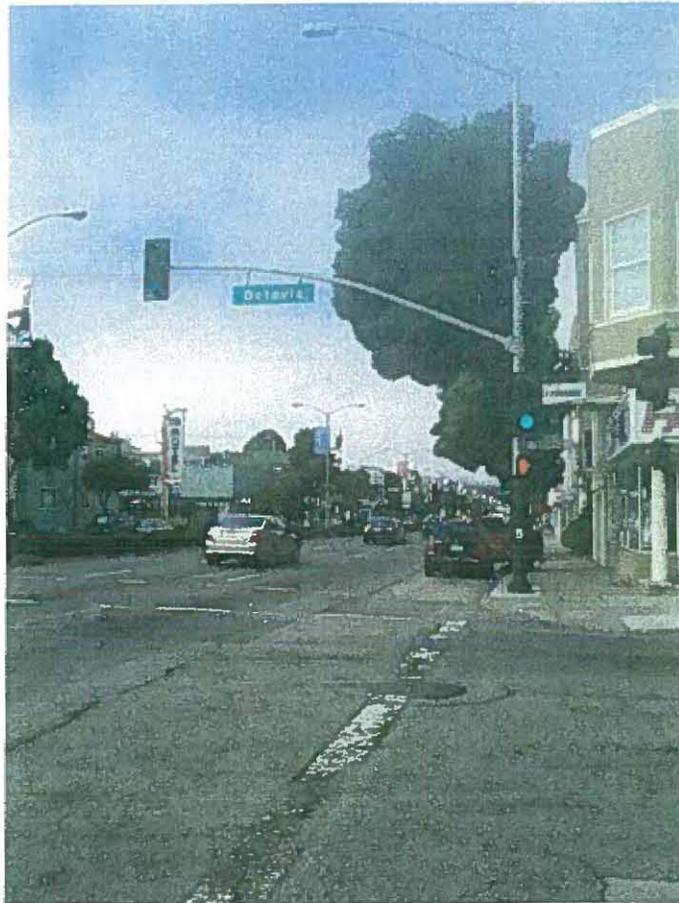
Subject site, 3110 Octavia Street



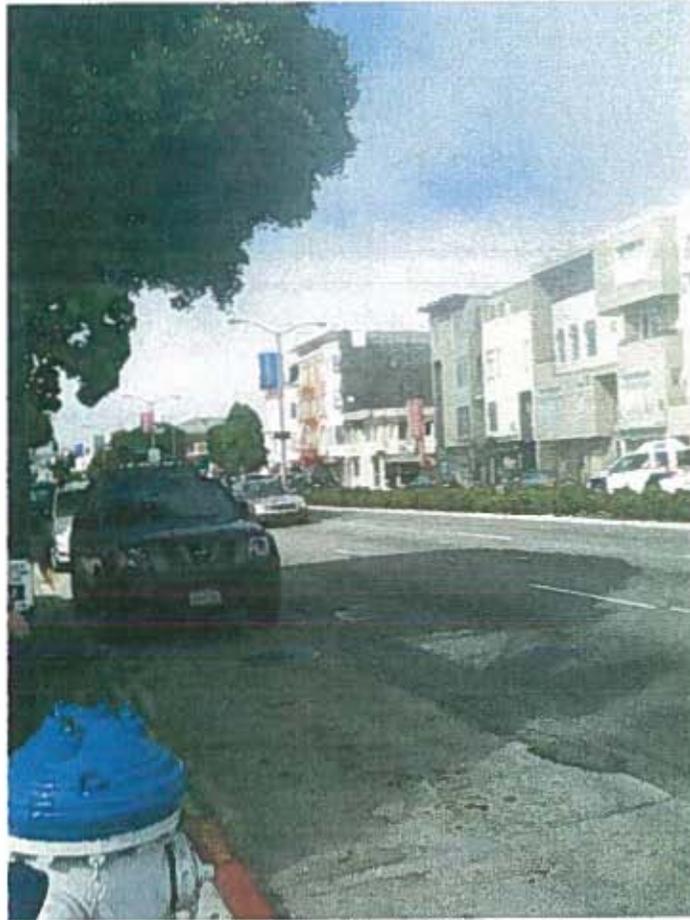
Site adjacent to subject site



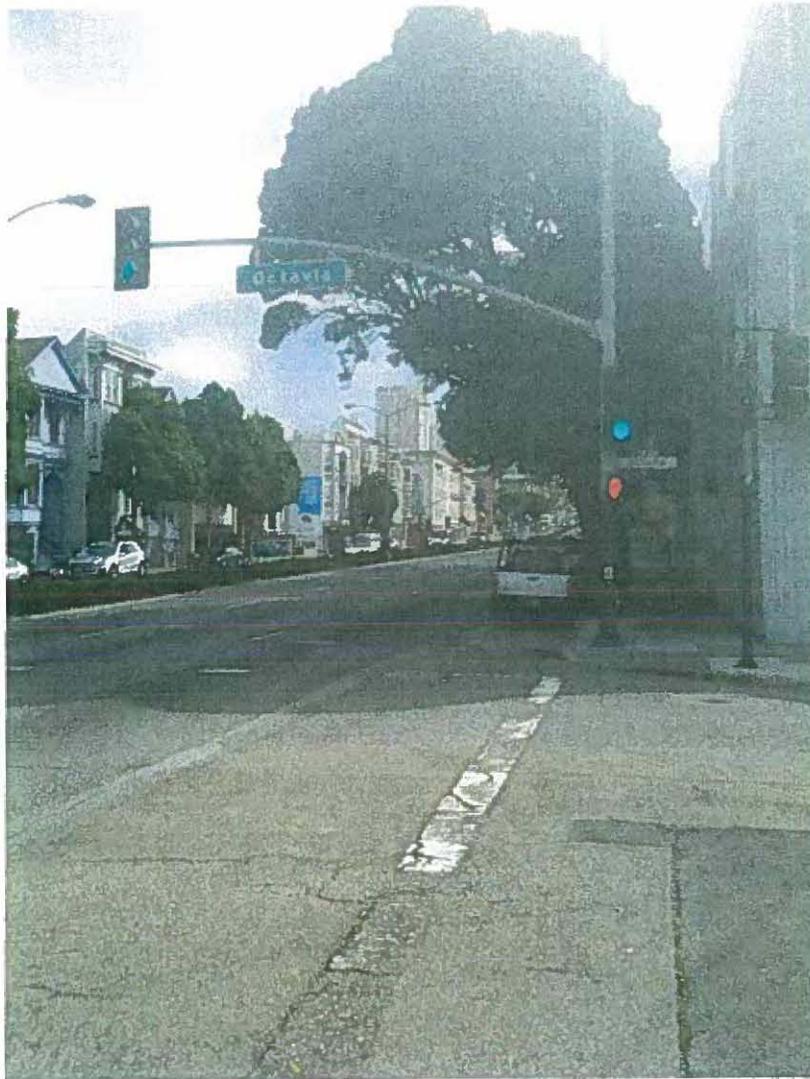
At subject site looking Northwest



At subject site looking Southwest



Opposite of subject site looking southwest



Opposite of subject site looking Northeast



Building directly across Subject Site

Existing



Proposed

proposed AT&T antennas behind
new screen wall



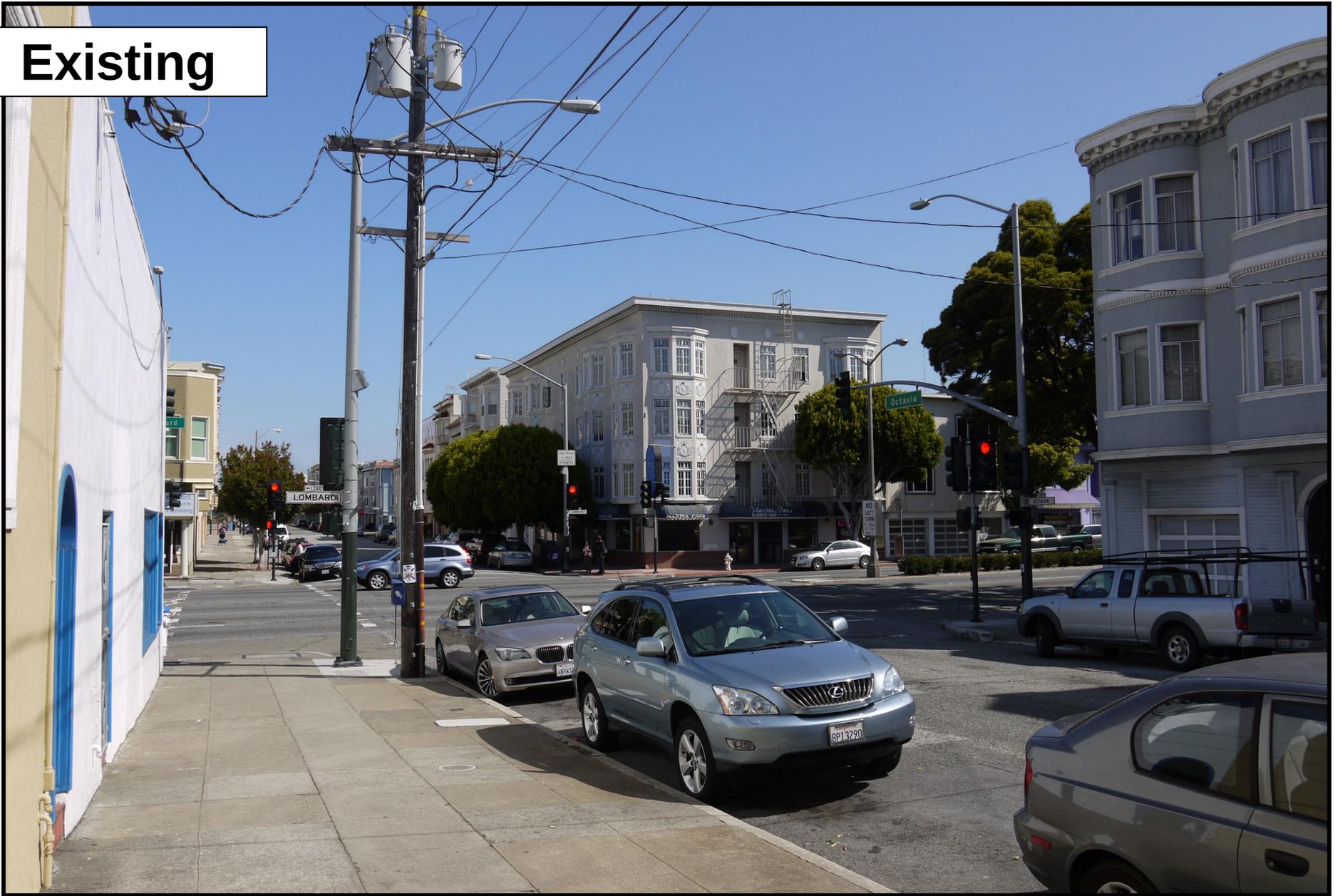
Photo simulation as seen looking northwest from Lombard Street

Prepared by: **WW** 12.03.2012
WW Design & Consulting, Inc.
1654 Candellero Court
Walnut Creek, CA 94598
info@photosims.com



CN5886 Marina Inn
3110 Octavia Avenue, San Francisco, CA 94123

Existing



Proposed



Photo simulation as seen looking northwest from Lombard Street

Prepared by: **WW** 12.03.2012
WW Design & Consulting, Inc.
1654 Candellero Court
Walnut Creek, CA 94598
info@photosims.com



CN5886 Marina Inn
3110 Octavia Avenue, San Francisco, CA 94123

Existing



Proposed

proposed AT&T antennas
behind new screen wall



Photo simulation as seen looking northeast from Lombard Street

**AT&T Mobility • Proposed Base Station (Site No. CN5886)
3110 Octavia Street • San Francisco, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CN5886) proposed to be located at 3110 Octavia 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:

<u>Wireless Service</u>	<u>Frequency Band</u>	<u>Occupational Limit</u>	<u>Public Limit</u>
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

The site was visited by Mr. Dhruva Dandekar, a qualified engineer employed by Hammett & Edison, Inc., during normal business hours on September 18, 2012, a non-holiday weekday, and reference has been made to information provided by AT&T, including zoning drawings by Michael Wilk Architecture, dated August 28, 2012.

Checklist

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

There were observed no wireless base stations installed at the site. Existing RF levels for a person at ground near the site were less than 1% of the most restrictive public exposure limit. The measurement equipment used was a Wandel & Goltermann Type EMR-300 Radiation Meter with Type 18 Isotropic Electric Field Probe (Serial No. F-0034). 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 • Proposed Base Station (Site No. CN5886)
3110 Octavia Street • San Francisco, California**

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

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

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

AT&T proposes to install twelve Powerwave Model P45-16-XLH-RR directional panel antennas within a new view screen enclosure surrounding the top of the elevator penthouse above the roof of the four-story mixed-use building located at 3110 Octavia Street. The antennas would be mounted with up to 4° downtilt at an effective height of about 54½ feet above ground, 12 feet above the roof, and would be oriented in groups of three at about 90° spacing, to provide service in all directions.

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 9,150 watts, representing simultaneous operation at 6,120 watts for PCS, 2,000 watts for cellular, and 1,030 watts for 700 MHz service.

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

The drawings show the proposed antennas to be installed as described in Item 4 above. There was noted a building of similar height to the north.

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 0.012 mW/cm², which is 2.1% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to be below 3.1% of the limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 64 feet out from the antenna faces and to much lesser distances above, below, and to the sides; this does not reach the roof of the building or any publicly accessible areas.

9. Describe proposed signage at site.

Due to their mounting locations, the AT&T antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To



**AT&T Mobility • Proposed Base Station (Site No. CN5886)
3110 Octavia Street • San Francisco, California**

prevent occupational exposures in excess of the FCC guidelines, no access within 17 feet directly in front of the antennas themselves, such as might occur during maintenance work above 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. Posting explanatory warning signs* at the roof access door and on the enclosure in front of 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.

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 3110 Octavia Street in San Francisco, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will 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. Posting explanatory signs is recommended to establish compliance with occupational exposure limitations.



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

October 10, 2012

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



Review of Cellular Antenna Site Proposals

Project Sponsor : AT&T Wireless **Planner:** Michelle Stahlhut
RF Engineer Consultant: Hammett and Edison **Phone Number:** (707) 996-5200
Project Address/Location: 3110 Octavia St
Site ID: 1460 **SiteNo.:** CN5886A

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: 0
- 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: 9150 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: 9150 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: 0.012 mW/cm^2 Maximum RF Exposure Percent: 2.1
- X 9. Signage at the facility identifying all WTS equipment and safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards. (WTS-FSG, Section 10.9.2). Discuss signage for those who speak languages other than English.

<input checked="" type="checkbox"/> Public_Exclusion_Area	Public Exclusion In Feet:	<u>64</u>
<input checked="" type="checkbox"/> Occupational_Exclusion_Area	Occupational Exclusion In Feet:	<u>17</u>

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

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

Comments:

There are currently no antennas operated by AT&T Wireless installed on the roof top of the building at 3110 Octavia Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. AT&T Wireless proposes to install 12 new antennas. The antennas are mounted at a height of 48 to 54 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.012 mW/sq cm., which is 2.1 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 64 feet and does not reach the rooftop or any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Worker should not have access to within 17 feet of the front of the antennas while they are in operation.

 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: 12/6/2012

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 MOBILITY CONDITIONAL USE PERMIT APPLICATION
3110 OCTAVIA STREET

STATEMENT OF GORDON SPENCER

I served as AT&T's radio frequency engineer with respect to the proposed wireless communications facility at 3110 Octavia 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 Taraval Street, 14th and Santa Clara Avenues, and Claremont Boulevard. As explained below, the service coverage gap is caused by obsolete and inadequate infrastructure along with increased use of wireless broadband services (3G Smartphone) in the area.

AT&T installed the existing wireless equipment years ago as an accessory use to the nearby Property at 3101 Gough Street. This site was never designed to provide service coverage for the surrounding area, and the coverage provided beyond the Property is not sufficient. AT&T seeks to replace the existing infrastructure because the following limitations cause quality of service issues, which are exacerbated with increased usage. First, the existing antennas cannot be down-tilted and, as a result, tend to over propagate along intersecting streets. This causes downlink interference to mobile devices that are connected to other sites. The new antennas may be down-tilted and remedy this problem.

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

Third, the existing antennas are too low to the ground and, as a result, do not provide acceptable in-building coverage beyond the buildings they are near and do not provide acceptable coverage on adjacent streets. The new antennas are higher and, combined with the ability to be down-tilted, will provide broader service coverage, especially in-building coverage. As explained further in Exhibit 1, AT&T's existing facilities cannot adequately serve its customers in the desired area of coverage, let alone address rapidly increasing data usage. Although there is reasonable outdoor signal strength in the area, coverage indoors is weak and the quality of service overall is unacceptable.

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

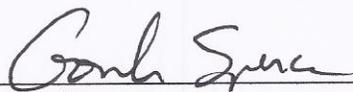
Exhibit 2 to this Statement is a map of existing service coverage (without the proposed installation at the Property) in the area at issue. It includes service coverage provided by existing AT&T sites. The green shaded areas depict areas within a Signal-to-Noise range that provide acceptable service coverage even during high demand periods. Thus, based upon current usage, customers are able to initiate and complete voice or data calls either outdoors or most indoor areas at any time of the day, independent of the number of users on the network. The yellow

shaded cross-hatched areas depict areas within a Signal-to-Noise range that results in a service coverage gap during high demand periods. In this area, severe service interruptions occur during periods of high usage, but reliable and uninterrupted service may be available during low demand periods. The pink shaded areas depict areas within a Signal-to-Noise range where there is a service coverage gap at all times, especially indoors. The availability of reliable and uninterrupted voice and data service in all three of these areas can depend greatly upon whether a particular user is indoors, outdoors, stationary, or in transit. Under AT&T's wireless customer service standards, any area in the pink or yellow cross-hatched category is considered inadequate service coverage and constitutes a service coverage gap.

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

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

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

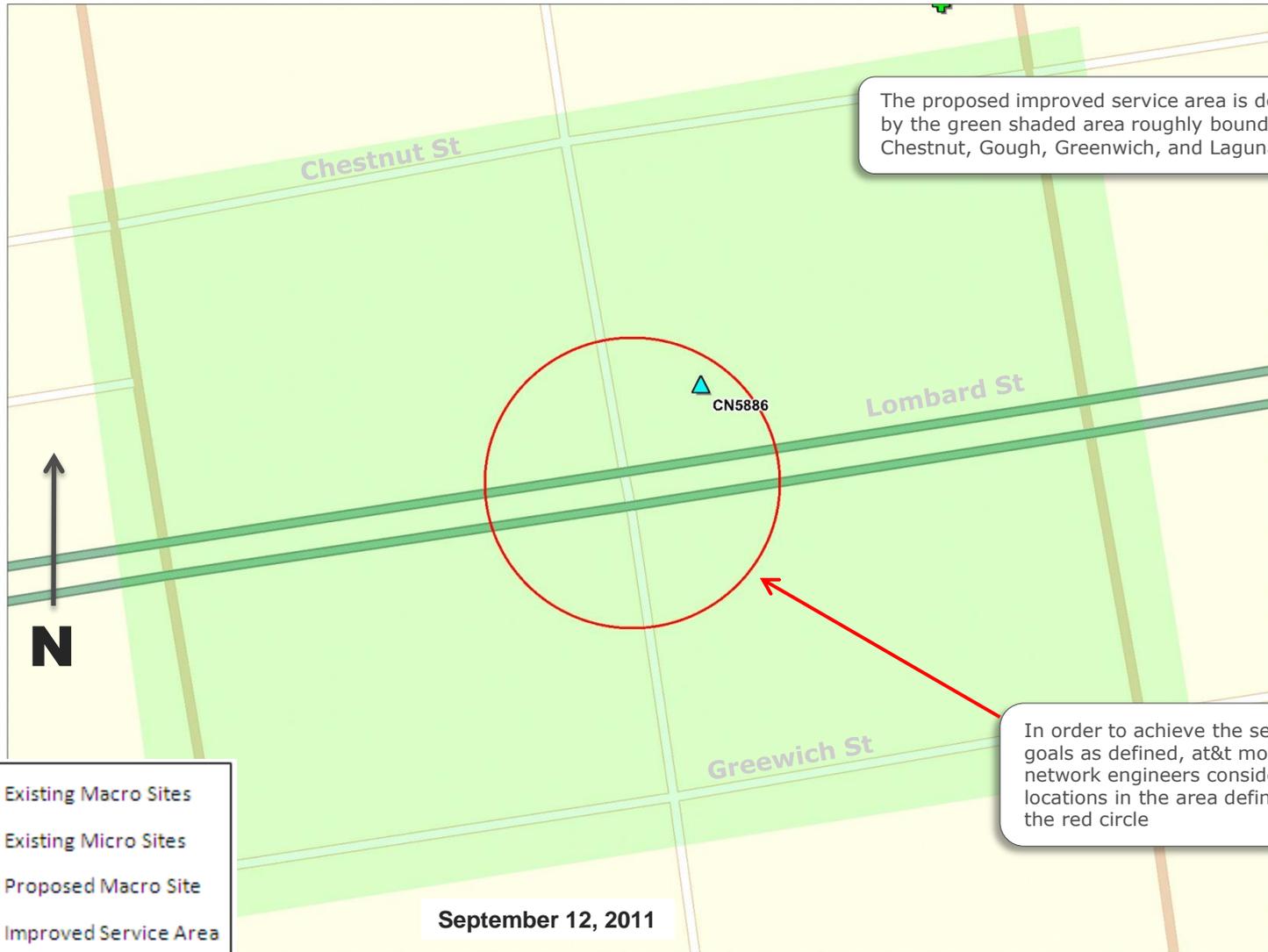


Gordon Spencer

October 5, 2011

Service Improvement Objective (CN5886)

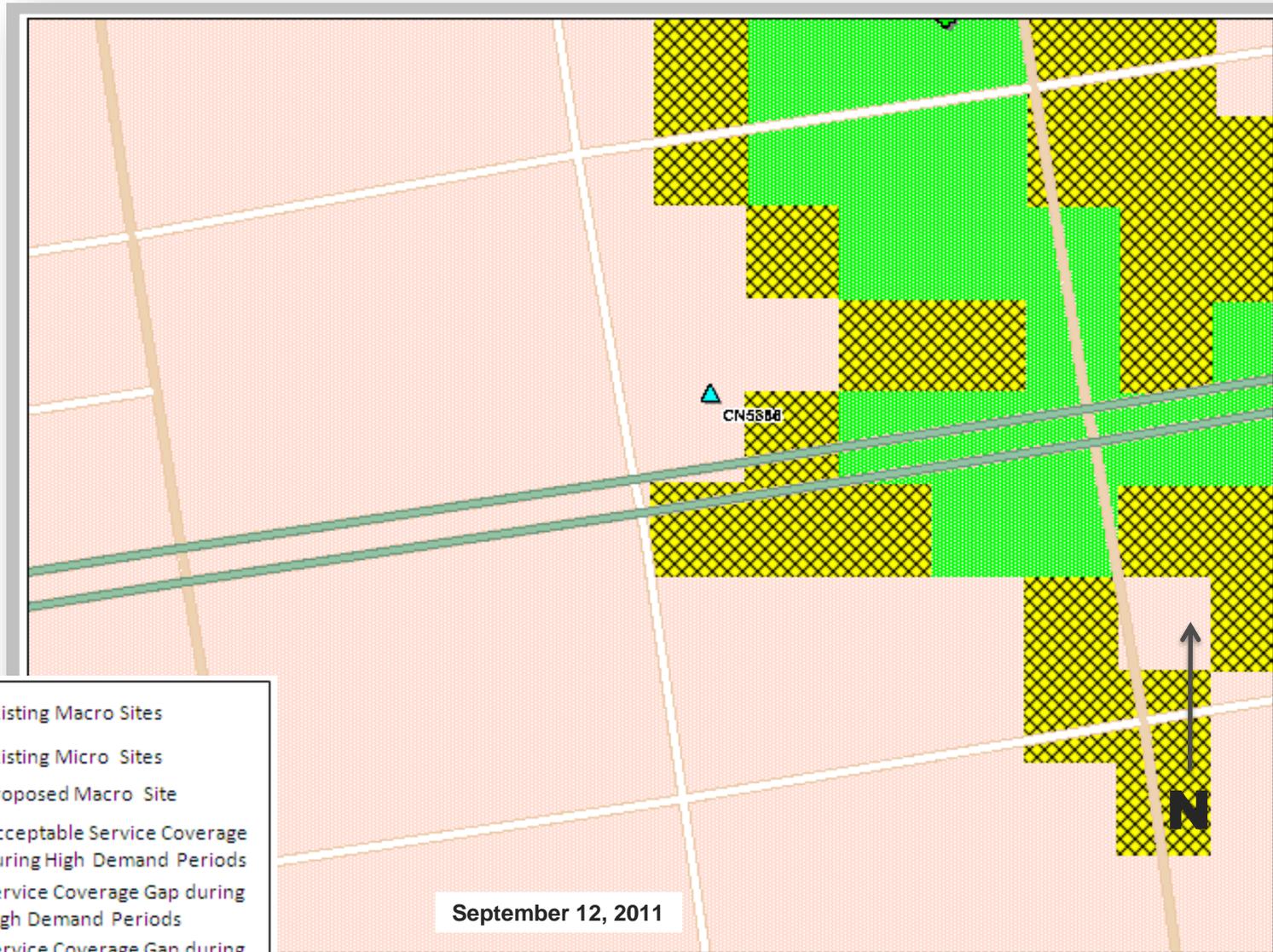
3110 Octavia St



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

Proposed Site at 3110 Octavia St (CN5886)

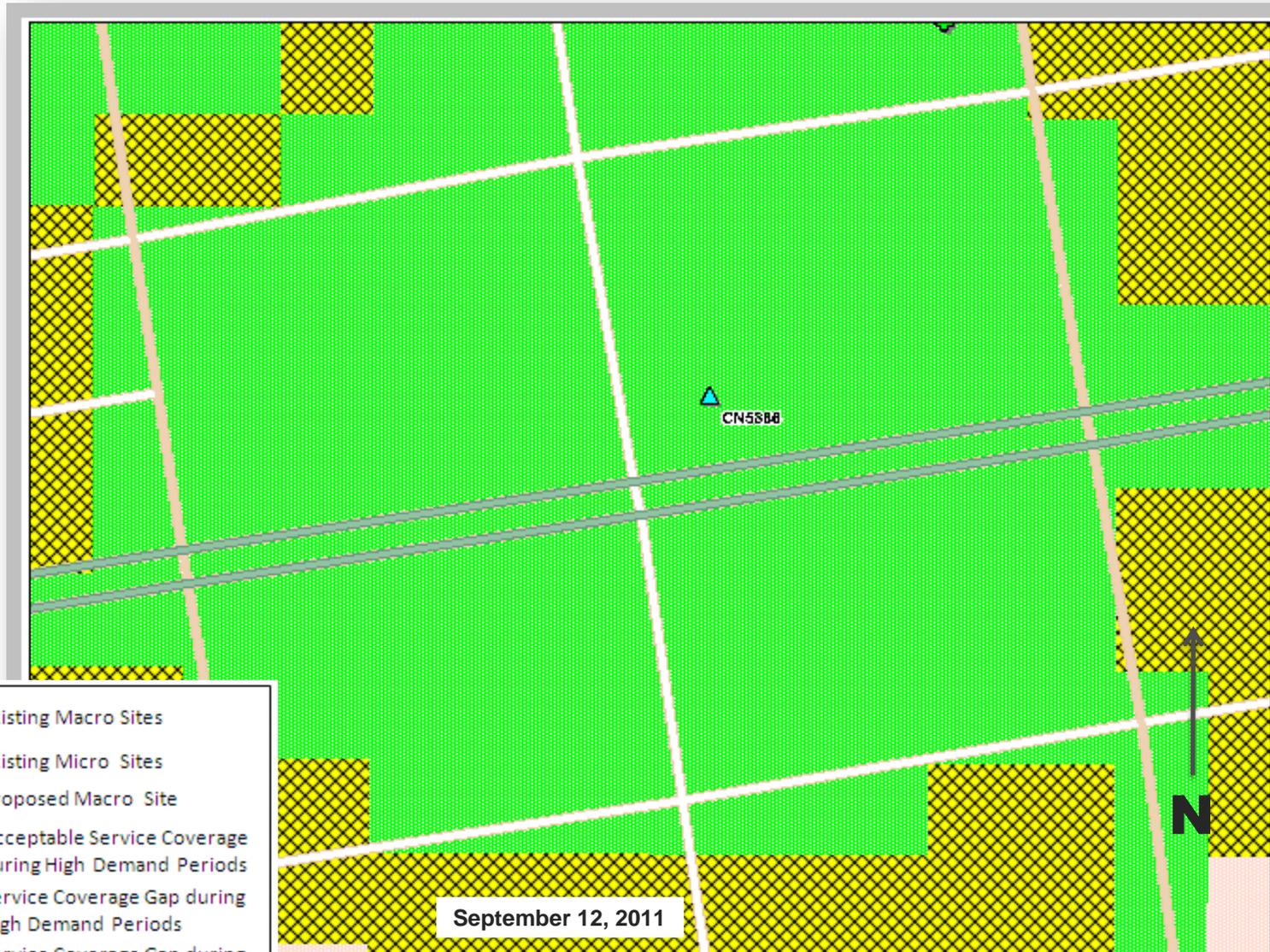
Service Area BEFORE site is constructed



- ▲ 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

Proposed Site at 3110 Octavia St (CN5886)

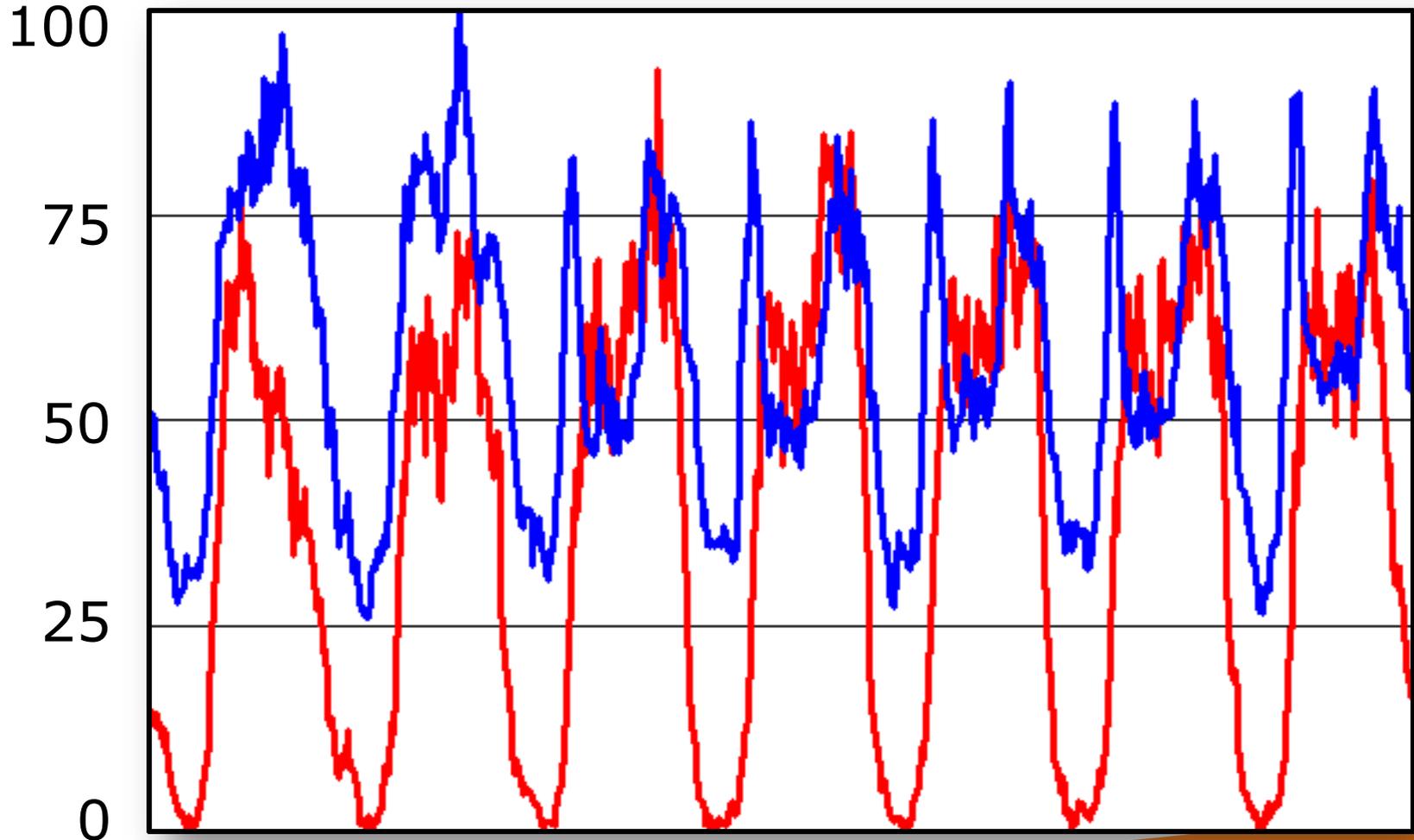
Service Area AFTER site is constructed



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

Current 7-Day Traffic Profile for the Location of CN5886

— Data Traffic
— Voice Traffic

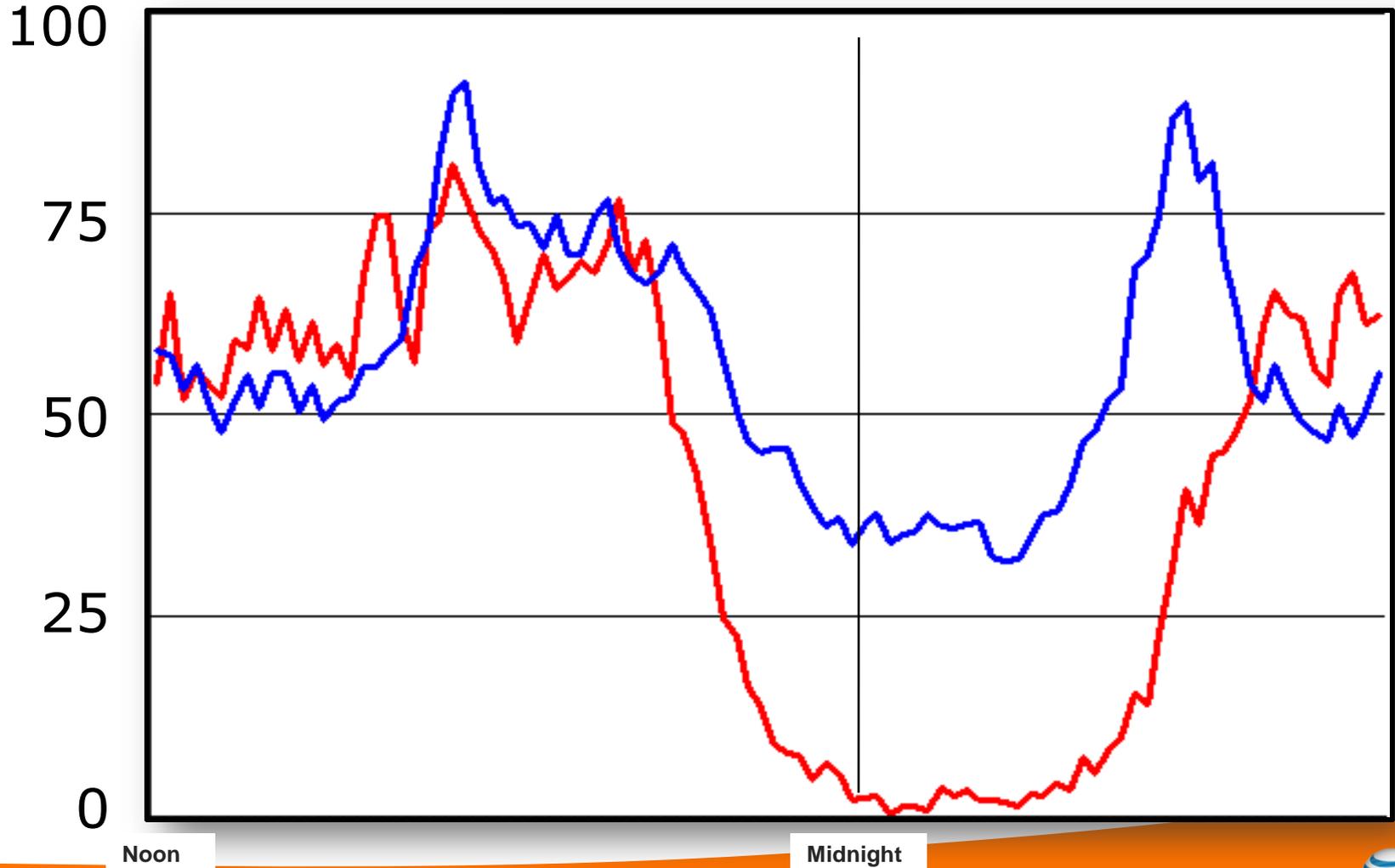


September 16, 2011

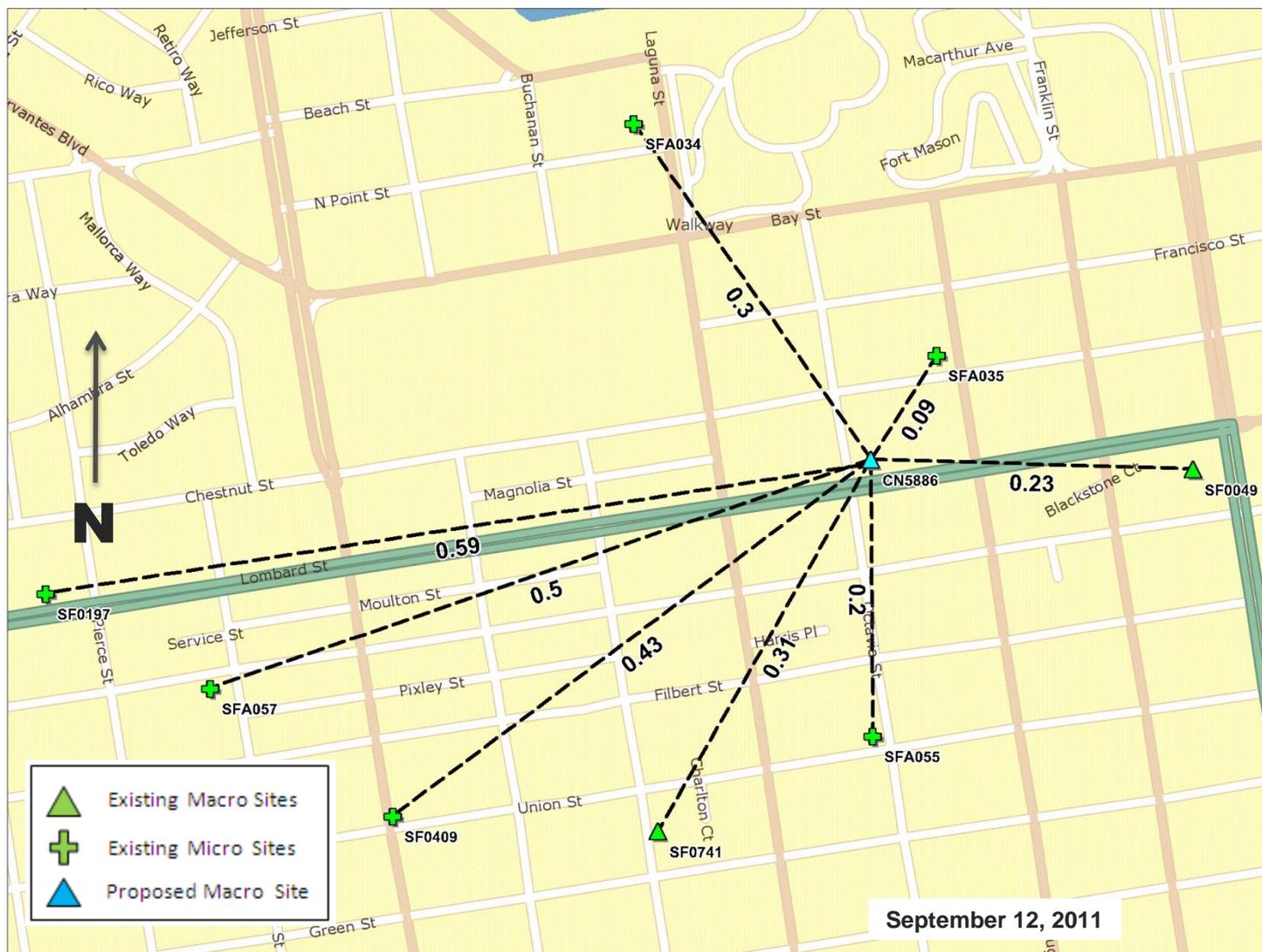


Current 24-Hour Traffic Profile for the Location of CN5886

— Data Traffic
— Voice Traffic



Existing Surrounding Sites at 3110 Octavia St CN5886



September 12, 2011

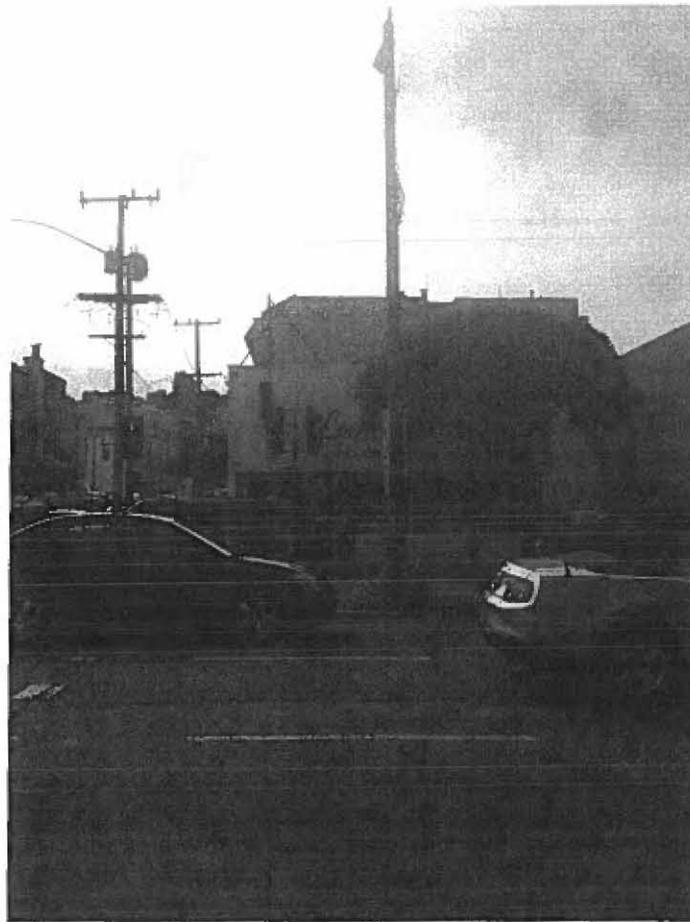
B. Locating a site and evaluation of alternative sites

AT&T real estate and construction experts work through Section 8.1 of the WTS Facilities Siting Guidelines, which state the “Preferred Locations Within A Particular Service Area.” The team examines preferred locations (most desirable to least desirable under Section 8.1) until a location is found to close the significant service coverage gap.

Once a location is identified, the team confirms that the site is (1) serviceable (it has sufficient electrical power and telephone service as well as adequate space for equipment cabinets, antennas, construction, and maintenance) and (2) meets necessary structural and architectural requirements (the existing structure is not only sturdy enough to handle the equipment without excessive modification but also that the antennas may be mounted in such a way that they can meet the dual objective of not being obstructed while also being visually obscured or aesthetically unobtrusive).

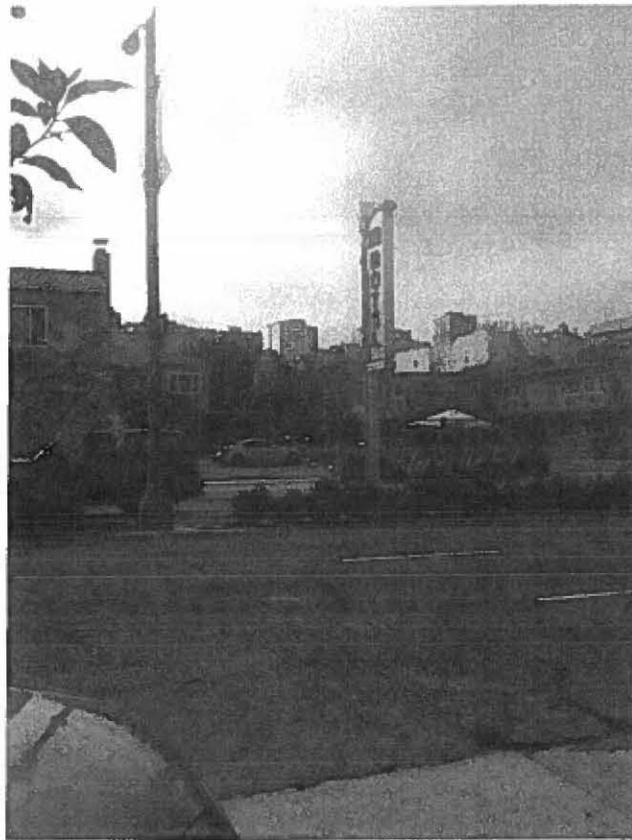
The following represents the results of this investigation, and the team’s analysis of each alternative location:

1. Publicly-used structures: There are no publicly-used structures in the area.
2. Co-Location Site: There are no Co-Location sites in the target area.
3. Industrial or Commercial Structures: There are no industrial or commercial structures for this Preference level in the target area.
4. Industrial or Commercial Structures:



**Alternative Site Location A
3043-3045 Octavia Street**

This one-story commercial building at 3043-3045 Octavia Street is located within the NC-3 Neighborhood Commercial Moderate Scale zoning district, a Preference 4 Location according to the WTS Guidelines. This building was not chosen as it is too low in height to meet the coverage objective to the southeast and southwest and to the north.



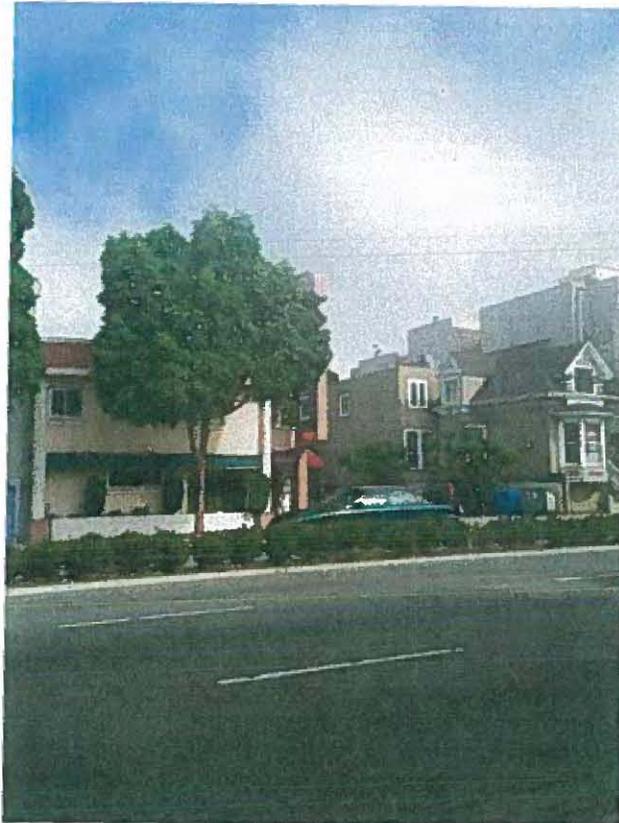
**Alternative Site Location B
1727 Lombard Street**

This two-story hotel located at 1727 Lombard Street is located within the NC-3 Neighborhood Commercial Moderate Scale zoning district, a Preference 4 Location according to the WTS Guidelines. This building was not chosen as it is too low in height to meet the coverage objective to the southeast, southwest and to the north. As a result, a WTS facility at this location would be unable to fill the significant service coverage gap as defined, therefore it was determined that this was not a suitable candidate.



**Alternative Site Location C
1709-1711 Lombard Street**

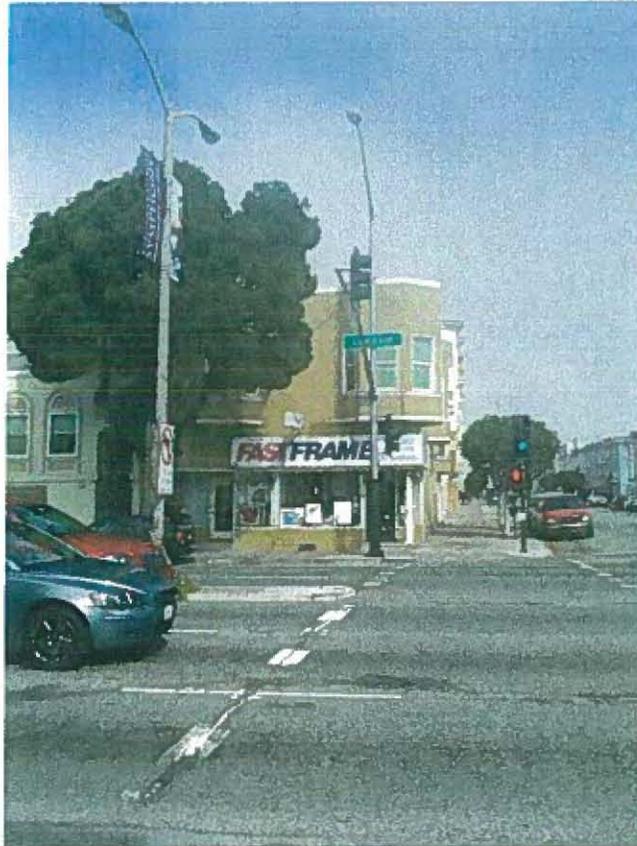
This two-story commercial building located at 1727 Lombard Street is located within the NC-3 Neighborhood Commercial Moderate Scale zoning district, a Preference 4 Location according to the WTS Guidelines. This building was not chosen as it is too low in height to meet the coverage objective to the southeast, southwest and to the north. As a result, a WTS facility at this location would be unable to fill the significant service coverage gap as defined, therefore it was determined that this was not a suitable candidate.



**Alternative Site Location D
1650 Lombard Street**

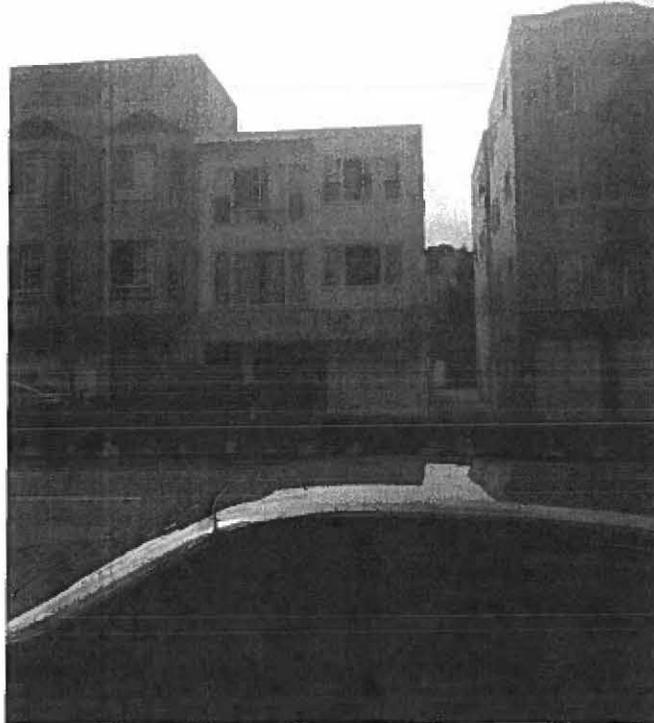
This two-story motel located at 1650 Lombard Street is located within the NC-3 Neighborhood Commercial Moderate Scale zoning district, a Preference 4 Location according to the WTS Guidelines. This building was not chosen as it is too low in height to meet the coverage objective to the southeast, southwest and to the north. As a result, a WTS facility at this location would be unable to fill the significant service coverage gap as defined, therefore it was determined that this was not a suitable candidate.

5. Mixed Use Buildings in High Density Districts:



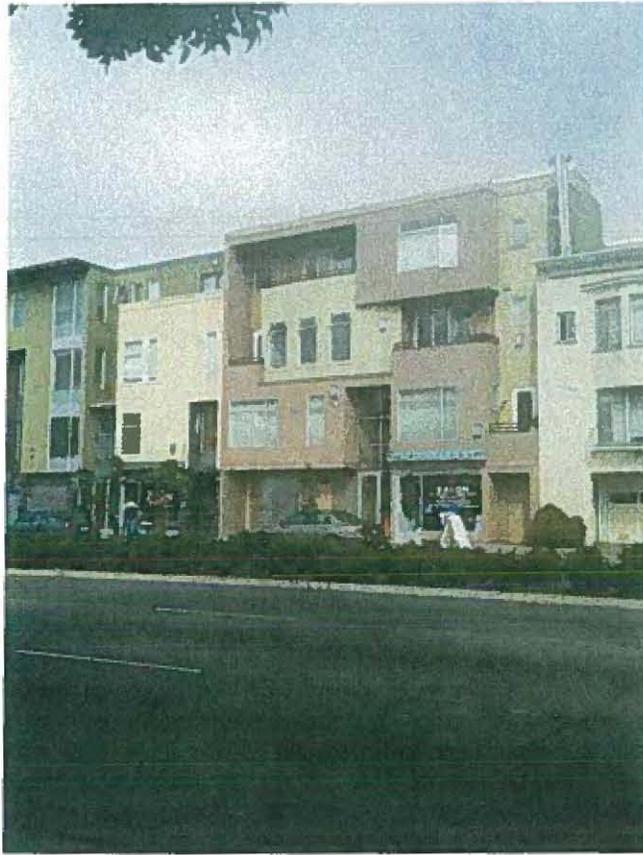
**Alternative Site Location E
3105-3111 Octavia Street**

This two story building at 3105-3111 Octavia Street is located within the NC-3 Neighborhood Commercial Moderate Scale zoning district, a Preference 5 Location according to the WTS Guidelines. This building was not chosen as it is a higher preference site and AT&T pursued candidates in order of preference as directed by the WTS Guidelines. The Subject Location at 3110 Octavia Street is Preference 4 Location, the more preferred under the WTS guidelines.



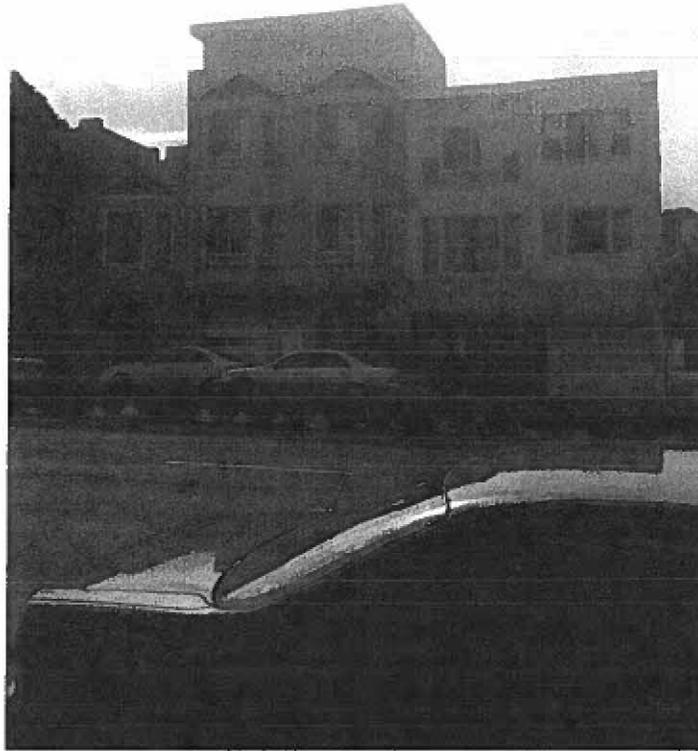
**Alternative Site Location G
1651-1655 Lombard Street**

This three story building at 1653-1655 Lombard Street is located within the NC-3 Neighborhood Commercial Moderate Scale zoning district, a Preference 5 Location according to the WTS Guidelines. This building was not chosen as it is a higher preference site and AT&T pursued candidates in order of preference as directed by the WTS Guidelines. The Subject Location at 3110 Octavia Street is Preference 4 Location, the more preferred under the WTS guidelines.



**Alternative Site Location F
1734 Lombard Street**

This four story building at 1734 Lombard Street is located within the NC-3 Neighborhood Commercial Moderate Scale zoning district, a Preference 5 Location according to the WTS Guidelines. This building was not chosen as it is a higher preference site and AT&T pursued candidates in order of preference as directed by the WTS Guidelines. The Subject Location at 3110 Octavia Street is Preference 4 Location, the more preferred under the WTS guidelines.



**Alternative Site Location H
1647 Lombard Street**

This four story building at 1647 Lombard Street is located within the NC-3 Neighborhood Commercial Moderate Scale zoning district, a Preference 5 Location according to the WTS Guidelines. This building was not chosen as it is a higher preference site and AT&T pursued candidates in order of preference as directed by the WTS Guidelines. The Subject Location at 3110 Octavia Street is Preference 4 Location, the more preferred under the WTS guidelines.



**Alternative Site Location J
1658-1660 Lombard Street**

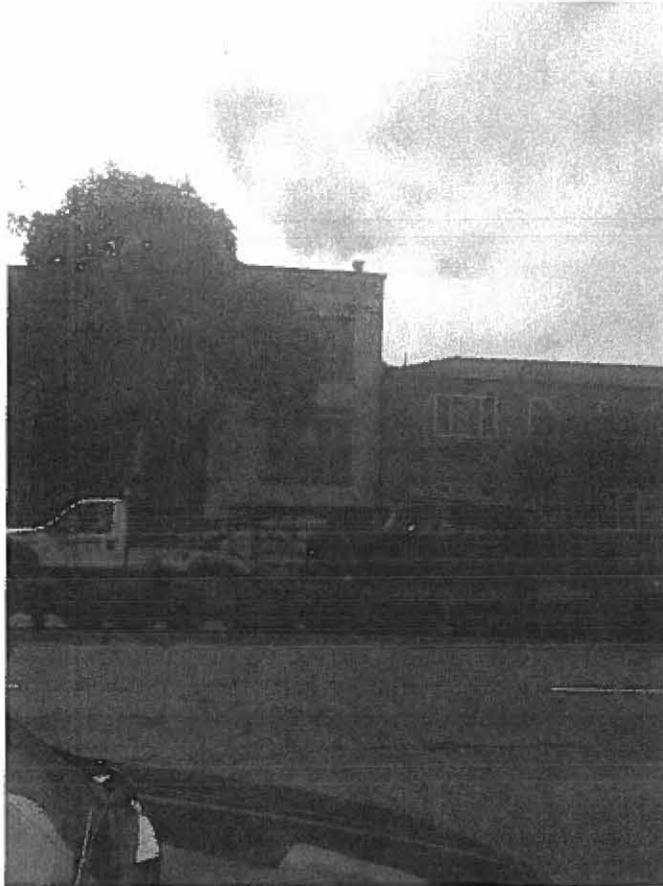
This three story building at 1658-1660 Lombard Street is located within the NC-3 Neighborhood Commercial Moderate Scale zoning district, a Preference 5 Location according to the WTS Guidelines. This building was not chosen as it is a higher preference site and AT&T pursued candidates in order of preference as directed by the WTS Guidelines. The Subject Location at 3110 Octavia Street is Preference 4 Location, the more preferred under the WTS guidelines.

6. Limited Preference Sites: There are no buildings with this preference level in the target area.
7. Disfavored Sites:



**Alternative Site Location I
1662-1668 Lombard Street**

This three story building at 1662-1668 Lombard Street is located within the NC-3 Neighborhood Commercial Moderate Scale zoning district, a Preference 5 Location according to the WTS Guidelines. This building was not chosen as it is a higher preference site and AT&T pursued candidates in order of preference as directed by the WTS Guidelines. The Subject Location at 3110 Octavia Street is Preference 4 Location, the more preferred under the WTS guidelines.



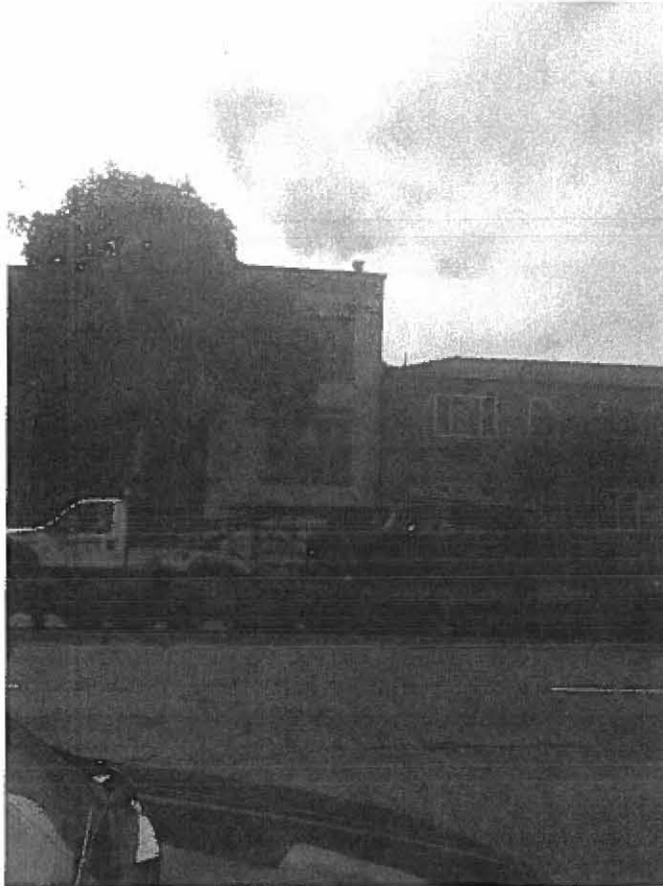
**Alternative Site Location K
1721-1723 Lombard Street**

This three story wholly residential building at 1771-1773 Lombard Street is located within the NC-3 Neighborhood Commercial Moderate Scale zoning district, a Preference 7 Location according to the WTS Guidelines. This building was not chosen as it is a higher preference site and AT&T pursued candidates in order of preference as directed by the WTS Guidelines. The Subject Location at 3110 Octavia Street is Preference 4 Location, the more preferred under the WTS guidelines.



**Alternative Site Location L
3054-3058 Octavia Street**

This three story wholly residential building at 3054-3058 Octavia Street is located within the NC-3 Neighborhood Commercial Moderate Scale zoning district, a Preference 7 Location according to the WTS Guidelines. This building was not chosen as it is a higher preference site and AT&T pursued candidates in order of preference as directed by the WTS Guidelines. The Subject Location at 3110 Octavia Street is Preference 4 Location, the more preferred under the WTS guidelines.



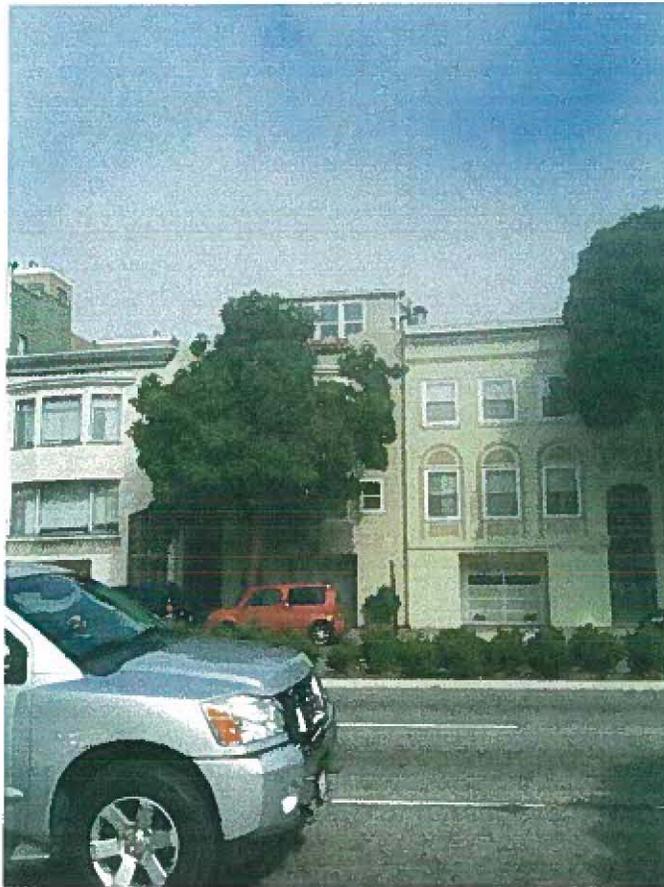
**Alternative Site Location K
1721-1723 Lombard Street**

This three story wholly residential building at 1771-1773 Lombard Street is located within the NC-3 Neighborhood Commercial Moderate Scale zoning district, a Preference 7 Location according to the WTS Guidelines. This building was not chosen as it is a higher preference site and AT&T pursued candidates in order of preference as directed by the WTS Guidelines. The Subject Location at 3110 Octavia Street is Preference 4 Location, the more preferred under the WTS guidelines.



**Alternative Site Location M
1671 Lombard Street**

This three story wholly residential building at 1671 Lombard Street is located within the NC-3 Neighborhood Commercial Moderate Scale zoning district, a Preference 7 Location according to the WTS Guidelines. This building was not chosen as it is a higher preference site and AT&T pursued candidates in order of preference as directed by the WTS Guidelines. The Subject Location at 3110 Octavia Street is Preference 4 Location, the more preferred under the WTS guidelines.



**Alternative Site Location Q
1714 &1722 Lombard Street**

This three story wholly residential building at 1714 &1722 Lombard Street is located within the NC-3 Neighborhood Commercial Moderate Scale zoning district, a Preference 7 Location according to the WTS Guidelines. This building was not chosen as it is a higher preference site and AT&T pursued candidates in order of preference as directed by the WTS Guidelines. The Subject Location at 3110 Octavia Street is Preference 4 Location, the more preferred under the WTS guidelines.



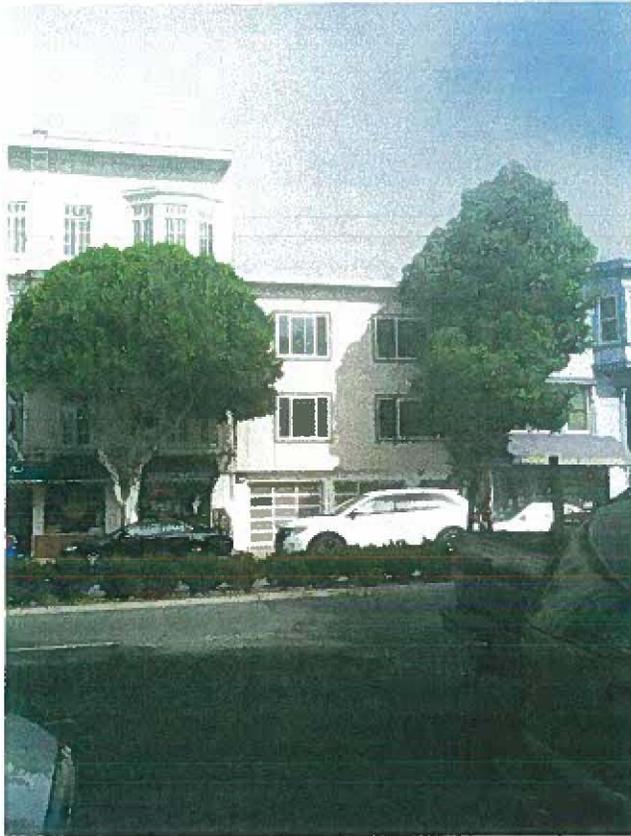
**Alternative Site Location P
1708 and 1716 Lombard Street**

This two story wholly residential building at 1708 & 1716 Lombard Street is located within the NC-3 Neighborhood Commercial Moderate Scale zoning district, a Preference 7 Location according to the WTS Guidelines. This building was not chosen as it is a higher preference site and AT&T pursued candidates in order of preference as directed by the WTS Guidelines. The Subject Location at 3110 Octavia Street is Preference 4 Location, the more preferred under the WTS guidelines.



**Alternative Site Location O
1658-1660 Lombard Street**

This two story wholly residential building at 1658-1660 Lombard Street is located within the NC-3 Neighborhood Commercial Moderate Scale zoning district, a Preference 7 Location according to the WTS Guidelines. This building was not chosen as it is a higher preference site and AT&T pursued candidates in order of preference as directed by the WTS Guidelines. The Subject Location at 3110 Octavia Street is Preference 4 Location, the more preferred under the WTS guidelines.



**Alternative Site Location N
1680 Lombard Street**

This three story wholly residential building at 1680 Lombard Street is located within the NC-3 Neighborhood Commercial Moderate Scale zoning district, a Preference 7 Location according to the WTS Guidelines. This building was not chosen as it is a higher preference site and AT&T pursued candidates in order of preference as directed by the WTS Guidelines. The Subject Location at 3110 Octavia Street is Preference 4 Location, the more preferred under the WTS guidelines.



**Alternative Site Location M
1671 Lombard Street**

This three story wholly residential building at 1671 Lombard Street is located within the NC-3 Neighborhood Commercial Moderate Scale zoning district, a Preference 7 Location according to the WTS Guidelines. This building was not chosen as it is a higher preference site and AT&T pursued candidates in order of preference as directed by the WTS Guidelines. The Subject Location at 3110 Octavia Street is Preference 4 Location, the more preferred under the WTS guidelines.

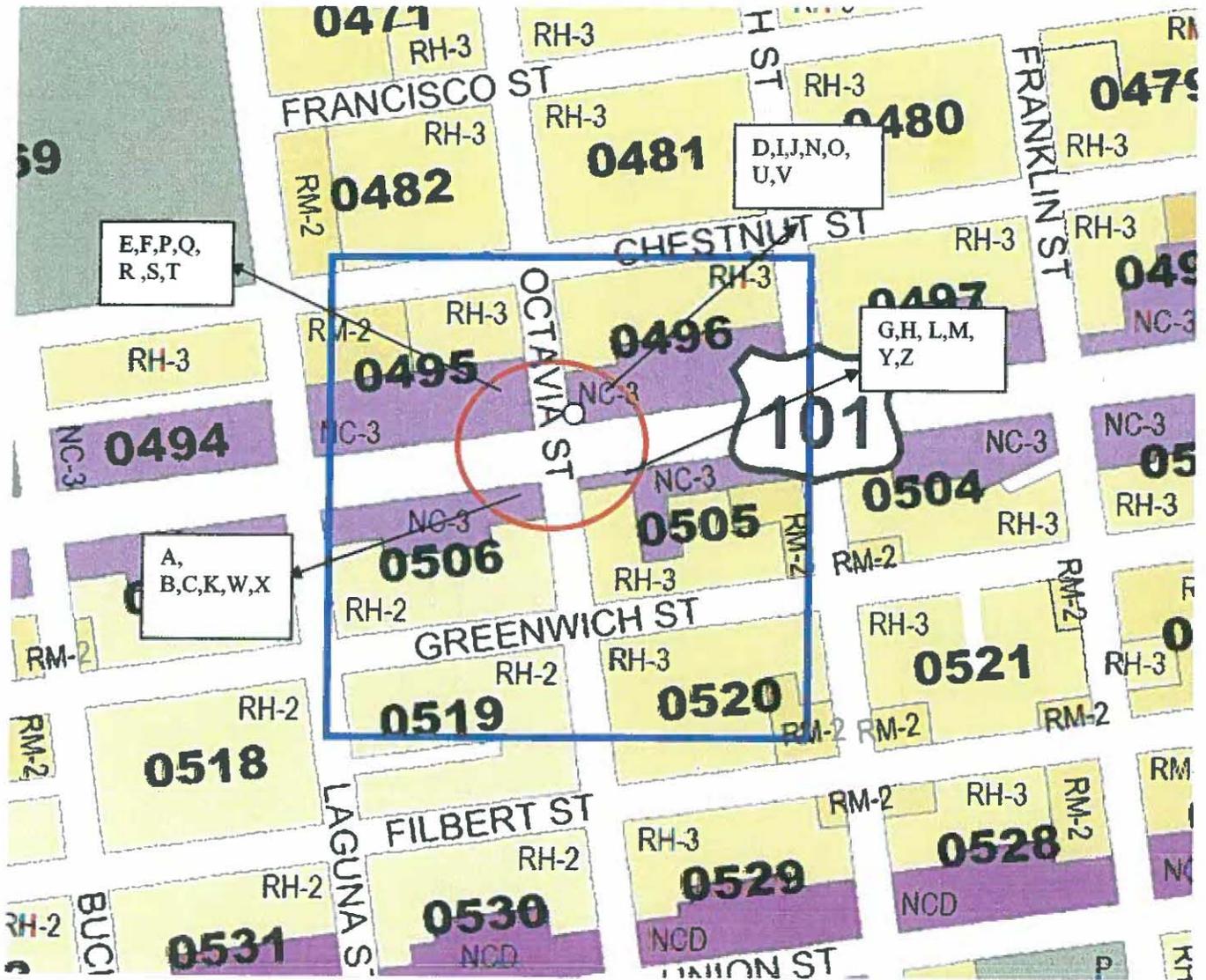


**Alternative Site Location R
1720 Lombard Street**

This two story wholly residential building at 1720 Lombard Street is located within the NC-3 Neighborhood Commercial Moderate Scale zoning district, a Preference 7 Location according to the WTS Guidelines. This building was not chosen as it is a higher preference site and AT&T pursued candidates in order of preference as directed by the WTS Guidelines. The Subject Location at 3110 Octavia Street is Preference 4 Location, the more preferred under the WTS guidelines.

Alternative Locations Evaluated

In order to achieve the service goals as previously defined, AT&T network engineers considered site locations in the area defined by the search ring in the previously attached Service Improvement Objective map. Above is a list of alternative sites that were evaluated by the AT&T Mobility network engineers and site acquisition team.



- Service Area
- Search Area
- Subject Site



**Alternative Site Location Z
3042-3048 Octavia Street**

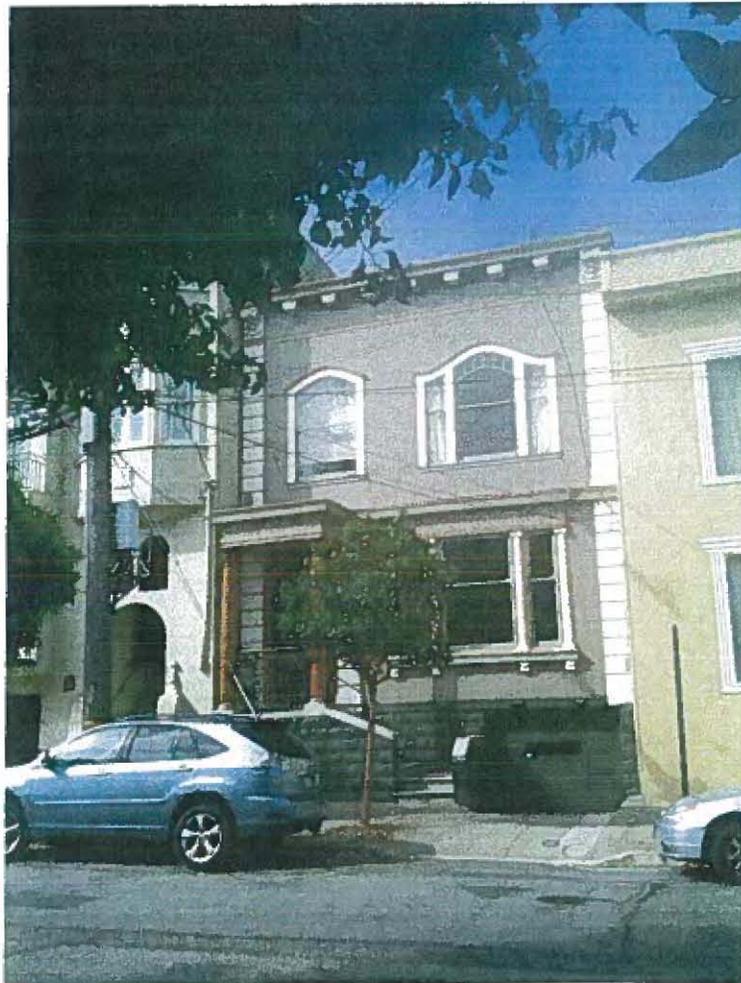
This one story wholly residential building at 3042-3048 Octavia Street is located within the RH-3 Residential House Three Family zoning district, a Preference 7 Location according to the WTS Guidelines. This building was not chosen as it is a higher preference site and AT&T pursued candidates in order of preference as directed by the WTS Guidelines. The Subject Location at 3110 Octavia Street is Preference 4 Location, the more preferred under the WTS guidelines.

Please see Attachment G, which is a map that identifies each of the alternative sites discussed above. The map contains the appropriate zoning for each location.



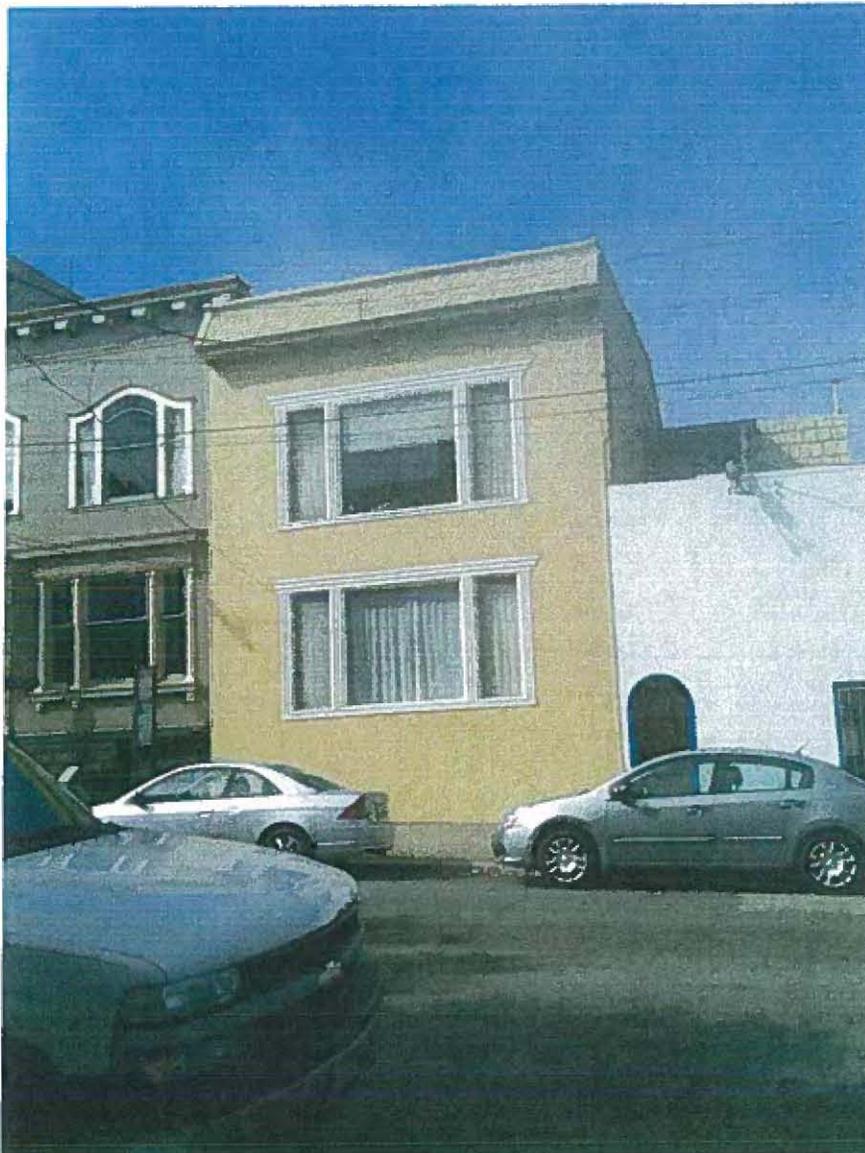
**Alternative Site Location Y
3052 Octavia Street**

This one story wholly residential building at 3052 Octavia Street is located within the RH-3 Residential House Three Family zoning district, a Preference 7 Location according to the WTS Guidelines. This building was not chosen as it is a higher preference site and AT&T pursued candidates in order of preference as directed by the WTS Guidelines. The Subject Location at 3110 Octavia Street is Preference 4 Location, the more preferred under the WTS guidelines.



**Alternative Site Location X
3031 and 3035 Octavia Street**

This two story wholly residential building at 3031 and 3035 Octavia Street is located within the RH-2 Residential –House, Two Family zoning district, a Preference 7 Location according to the WTS Guidelines. This building was not chosen as it is a higher preference site and AT&T pursued candidates in order of preference as directed by the WTS Guidelines. The Subject Location at 3110 Octavia Street is Preference 4 Location, the more preferred under the WTS guidelines.



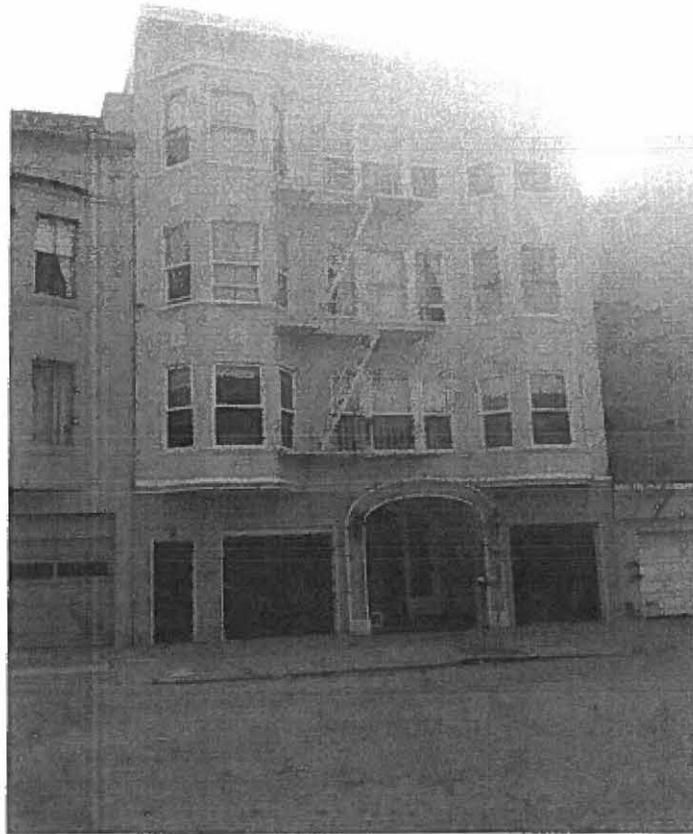
**Alternative Site Location W
3037-3039 Octavia Street**

This two story wholly residential building at 3037-3039 Octavia Street is located within the RH-2 Residential House Two Family zoning district, a Preference 7 Location according to the WTS Guidelines. This building was not chosen as it is a higher preference site and AT&T pursued candidates in order of preference as directed by the WTS Guidelines. The Subject Location at 3110 Octavia Street is Preference 4 Location, the more preferred under the WTS guidelines.



**Alternative Site Location V
3130-3134 Octavia Street**

This two story wholly residential building at 3130-3134 Octavia Street is located within the RH-3 Residential Housing Three Family zoning district, a Preference 7 Location according to the WTS Guidelines. This building was not chosen as it is a higher preference site and AT&T pursued candidates in order of preference as directed by the WTS Guidelines. The Subject Location at 3110 Octavia Street is Preference 4 Location, the more preferred under the WTS guidelines.



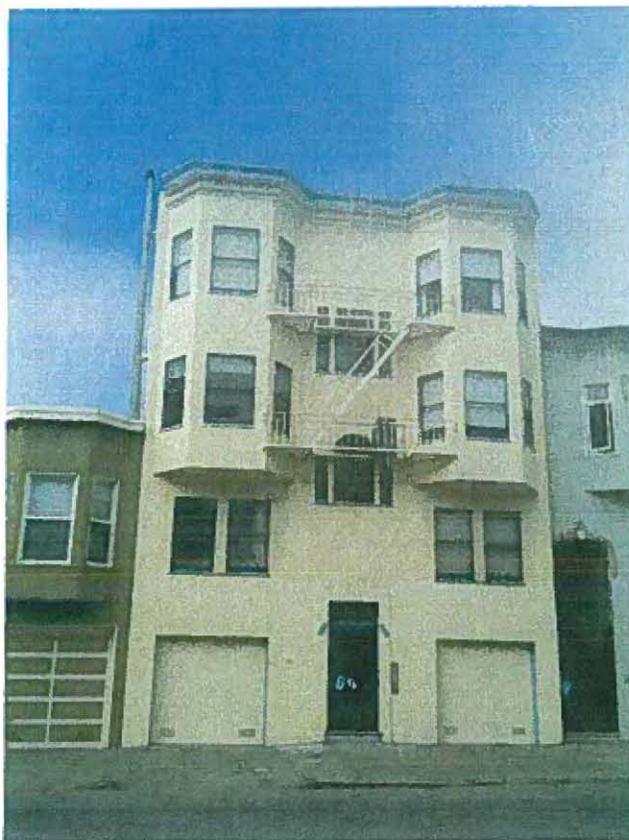
**Alternative Site Location U
3124 Octavia Street**

This three story wholly residential building at 3124 Octavia Street is located within the RH-3 Residential Housing Three Family zoning district, a Preference 7 Location according to the WTS Guidelines. This building was not chosen as it is a higher preference site and AT&T pursued candidates in order of preference as directed by the WTS Guidelines. The Subject Location at 3110 Octavia Street is Preference 4 Location, the more preferred under the WTS guidelines.



**Alternative Site Location T
3139 Octavia Street**

This two story wholly residential building at 3139 Octavia Street is located within the NC-3 Neighborhood Commercial Moderate Scale zoning district, a Preference 7 Location according to the WTS Guidelines. This building was not chosen as it is a higher preference site and AT&T pursued candidates in order of preference as directed by the WTS Guidelines. The Subject Location at 3110 Octavia Street is Preference 4 Location, the more preferred under the WTS guidelines.



**Alternative Site Location S
3127-3137 Octavia Street**

This two story wholly residential building at 3127-3137 Octavia Street is located within the NC-3 Neighborhood Commercial Moderate Scale zoning district, a Preference 7 Location according to the WTS Guidelines. This building was not chosen as it is a higher preference site and AT&T pursued candidates in order of preference as directed by the WTS Guidelines. The Subject Location at 3110 Octavia Street is Preference 4 Location, the more preferred under the WTS guidelines.

Alternative Site Locations Summary

	Location	Block / Lot	Zoning District	Building Type	WTS Siting Preference
A	3043 Octavia Street	0506/001	NC-3	Commercial	4
B	1727 Lombard Street	0506/036	NC-3	Commercial/Hotel	4
C	1709-1713 Lombard Street	0506/042	NC-3	Commercial	4
D	1650 Lombard Street	0496/007	NC-3	Commercial/Hotel	4
E	3105-3111 Octavia Street	0495/002A	NC-3	Mixed Use	5
F	1734 Lombard Street	0495/037	NC-3	Mixed Use	5
G	1651-1655 Lombard Street	0505/016	NC-3	Mixed Use	5
H	1647 Lombard Street	0505/017	NC-3	Mixed Use	5
I	1662-1668 Lombard Street	0496/009-010	NC-3	Mixed Use	5
J	1658-1660 Lombard Street	0496/008	NC-3	Mixed Use	5
K	1721-1723 Lombard Street	0506/033	NC-3	Residential	7
L	3054-3058 Octavia Street	0505/013	NC-3	Residential	7
M	1671 Lombard	0505/015	NC-3	Residential	7



November 27, 2012

Michelle Stahlhut, Planner
San Francisco Department of Planning
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: Case No. 2011.1237C - Community Meeting for proposed AT&T Mobility facility at 3110 Octavia Street

Dear Ms. Stahlhut,

On December 15, 2011 AT&T mobility held a community meeting regarding the proposed wireless facility at 3110 Octavia Street. The attached notification announced the community presentation was to be held at the Moscone Recreation Center. Notice of the meeting was mailed out on December 2, 2011 to 1,095 owners and tenants within 500 feet of the proposed installation and seventeen neighborhood organizations.

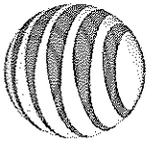
Tony Kim conducted the meeting on behalf of AT&T Mobility as the project sponsor along with Boe Hayward, AT&T Public External Affairs. Raj Mathur a professional licensed engineer with Hammett and Edison was there to answer any questions regarding the EMF emissions from the proposed wireless facility. There were two members of the community who attended the meeting. Their primary concerns were all EMF related. Additional topics of conversation included design and the planning process. The meeting was not formal and was generally positive and the community members were generally satisfied with the answers provided to them.

Please contact me if you have any questions or concerns.

Sincerely,

Talin Aghazarian
Town Consulting
Representing AT&T Mobility

Attachments:
Community Meeting Notice
Sign-Up Sheet



at&t

3110 Octavia Street Community Meeting
December 15, 2011

Name	Address	Phone/Email
TERCIA VAUGHN	2742 IRVING ST	(45) 562-7152 <i>tercia.vaugn</i>
Nancy Kusser	1864 Greenwood	415-922-5732
Jack Harro	2938 WEBSTER	94123

NOTICE OF COMMUNITY OUTREACH MEETING ON A WIRELESS COMMUNICATION FACILITY PROPOSED IN YOUR NEIGHBORHOOD

To: Neighborhood Groups and Neighbors & Owners within 500' radius of 3110 Octavia Street

Meeting Information

Date: Thursday, December 15, 2011
Time: 7:00 p.m.
Where: Moscone Recreation Center
1800 Chestnut Street
San Francisco, CA

Site Information

Address: 3110 Octavia Street 0496/013
NC-3

Applicant

AT&T Mobility

Contact Information

AT&T Mobility Hotline
(415) 646-0972

AT&T Mobility is proposing to install a wireless communication facility at 3110 Octavia Street needed by AT&T Mobility as part of its San Francisco wireless network. The proposed site is an unmanned facility consisting of the installation of nine (9) panel antennas. The antennas will be mounted and screened on the roof. The associated equipment would be located inside the existing garage, 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 the Moscone Recreation Center on Thursday, December 15, 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 Michelle Stahlhut, staff planner with the San Francisco Planning Department at (415) 575 9116 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, October 24, 2011 and we will make every effort to provide you with an interpreter.

NOTIFICACIÓN DE REUNIÓN DE ALCANCE COMUNITARIO SOBRE UNA INSTALACIÓN DE COMUNICACIONES INALÁMBRICAS PROPUESTA PARA SU VECINDARIO

Para: Grupos del vecindario y vecinos y propietarios dentro de un radio de 500' de 1801 Broadway

Información de la reunión

Fecha: Miércoles, 26 de octubre de 2011
Hora: 7:00 p.m.
Dónde: Old First Presbyterian Church
Fellowship Hall
1751 Sacramento Street
San Francisco, CA

Información del lugar

Dirección: 1801 Broadway
Cuadra/Lote: 0577 / 001
Zonificación: RM-3

Solicitante

AT&T Mobility

Información de contacto

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

AT&T Mobility propone modificar una instalación de comunicaciones inalámbricas existente en 1801 Broadway necesaria para AT&T Mobility como parte de su red inalámbrica en San Francisco. La modificación propuesta a la ubicación existente de AT&T Mobility es una instalación sin personal que consiste en la instalación de dos (2) antenas panel. Las antenas serán montadas y tapadas con pantallas en el techo. El equipo asociado se ubicará dentro del garaje existente, sin estar visible para el 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 Old First Presbyterian Church, Fellowship Hall, el miércoles 26 de octubre de 2011 a las 7:00 p.m. para tener más información sobre el proyecto.

Si tiene preguntas relacionadas con la propuesta y no puede asistir a la reunión, por favor, llame a la Línea Directa de AT&T Mobility, (415) 646-0972, y un especialista de AT&T Mobility le devolverá el llamado. Por favor, contacte a Michelle Stahlhut, planificadora de personal, en el Departamento de Planificación de la Ciudad de San Francisco al (415) 575-9116 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 antes del lunes 24 de octubre de 2011 a las 5:00 p.m., y haremos todos lo posible para proporcionarle un intérprete.

關於計畫在您所在街區安裝一座無線通信設施的社區資訊通報會通知

致：Broadway 大道 1801 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 10 月 26 日（星期三）
時間：下午 7:00
地點：加利福尼亞州三藩市 Sacramento
街 1751 號 Old First Presbyterian
Church 的 Fellowship Hall

設施地點資訊

地址：Broadway 大道 1801 號
街區 / 地段：0577/001
分區：RM-3

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 公司計畫變更位於 Broadway 大道 1801 號的一座現有的無線通訊設施，作為 AT&T Mobility 公司在三藩市無線網路的一部分。計畫中變更後的該現有 AT&T Mobility 站將成為無人操作設施，需要安裝兩(2) 根平板天線。這些天線將被安裝在屋頂，並被遮罩起來。相關設備將被放置在現有的車庫內，公眾從外面看不到這些設備。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 10 月 26 日（星期三）下午 7:00 在 Old First Presbyterian Church 的 Fellowship Hall 召開的社區資訊通報會，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) 575-9116 與三藩市城市規劃局的規劃員 Michelle Stahlhut 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 10 月 24 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。



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.
 ANDREA L. BRIGHT, P.E.
 KENT A. SWISHER
 NEIL J. OLIJ

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

BY E-MAIL MICHELLE.STAHLHUT@SFGOV.ORG

January 30, 2013

Ms. Michelle Stahlhut
 WTS Planner
 SF Planning Department
 1650 Mission Street, Suite 400
 San Francisco, California 94103

Dear Michelle:

Our firm was selected to conduct the review required by the City of San Francisco of the coverage maps submitted by AT&T Mobility as part of its application package for its base station proposed to be located at 3110 Octavia Street (Site No. CN5886). 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 twelve Powerwave Model P45-16-XLH-RR directional panel antennas within a new view screen enclosure surrounding the top of the elevator penthouse above the roof of the four-story mixed-use building located at 3110 Octavia Street. The antennas would be mounted with up to 4° downtilt at an effective height of about 54½ feet above ground, 12 feet above the roof, and would be oriented in groups of three at about 90° spacing, to provide service in all directions. The maximum effective radiated power proposed by AT&T in any direction is 9,150 watts, representing simultaneous operation at 6,120 watts for PCS, 2,000 watts for cellular, and 1,030 watts for 700 MHz service.

AT&T provided for review two coverage maps, dated January 14, 2013, showing AT&T's cellular UMTS (850 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:

- 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

Ms. Michelle Stahlhut, page 2
January 30, 2013

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 the 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 signal strength in the vicinity of the proposed site. Our fieldwork was conducted on January 29, 2013, between 5:45 PM and 6:25 PM, during the peak time (5:30 to 9:00 PM) for data and voice traffic shown in the 24-hour traffic profile provided by AT&T for this area.

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 AT&T UMTS coverage map showing the service area without the proposed installation accurately represent the carrier's present coverage. The map submitted to show the after coverage with the proposed new base station in operation was prepared on the same basis as the map of existing conditions and so is 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,

A handwritten signature in black ink, appearing to read "Bill Hammett". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

William F. Hammett, P.E.

bb



CN5886A MARINA INN

3110 OCTAVIA STREET
SAN FRANCISCO, CA 94123



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

PROJECT ARCHITECT:

MICHAEL WILK ARCHITECTURE
229 Ellis Street
San Francisco, CA 94102
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F: 415-359-9961
www.wilkarch.com

PROJECT INFORMATION:

**CN5886
MARINA INN**
3110 OCTAVIA STREET
SAN FRANCISCO, CA 94123

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND 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 CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- CALIFORNIA CODE OF REGULATIONS
- 2010 CALIFORNIA BUILDING CODE
- 2010 CALIFORNIA MECHANICAL CODE
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA ELECTRIC CODE
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- CITY/COUNTY ORDINANCES

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 1103B.

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE INSTALLATION OF:

- TWELVE (12) AT&T PANEL ANTENNAS TO BE MOUNTED ON (E) ELEVATOR PENTHOUSE.
- AT&T EQUIPMENT CABINETS TO BE MOUNTED INSIDE (E) BASEMENT. 95 SQ.FT.
- ANTENNA COAXIAL TRANSMISSION LINES FROM BTS TO ANTENNAS.

POWER & TELEPHONE SERVICE TO BE PROVIDED FROM (E) SOURCES

DRIVING DIRECTIONS

FROM: 430 BUSH STREET, SAN FRANCISCO, CA 94108
TO: 3110 OCTAVIA STREET, SAN FRANCISCO, CA 94123

- HEAD EAST ON BUSH ST TOWARD CLAUDE LN - 207 FT
- TAKE THE FIRST LEFT ONTO KEARNY ST - 0.5 MI
- TURN LEFT ONTO BROADWAY - 1.0 MI
- TURN RIGHT ONTO VAN NESS AVE - 0.4 MI
- TURN LEFT ONTO LOMBARD ST - 0.3 MI
- TAKE THE 3RD RIGHT ONTO OCTAVIA, DESTINATION WILL BE ON THE RIGHT - 33 FT

ESTIMATED TIME: 8 MINS
ESTIMATED DISTANCE: 2.2 MI

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 22"x34"

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
LS-1	SURVEY
A-1	OVERALL SITE / ROOF PLAN
A-2	ENLARGED ROOF PLAN
A-3	ENLARGED ANTENNA LAYOUT
A-4	ENLARGED EQUIPMENT LAYOUT
A-5	ELEVATIONS
A-6	ELEVATIONS
A-7	EQUIPMENT DETAILS
A-8	EQUIPMENT DETAILS

PROJECT TEAM

ARCHITECT / ENGINEER:
MICHAEL WILK ARCHITECTURE
229 ELLIS STREET
SAN FRANCISCO, CA 94102
CONTACT: FRANCES IGLESIAS
PHONE: (415) 839-9594
EMAIL: figlesias@wilkarch.com

APPLICANT/LESSEE:
AT&T
430 BUSH STREET, 5TH FLOOR
SAN FRANCISCO, CA 94108

AT&T PROJECT MANAGER:
ERICSSON
430 BUSH STREET, 5TH FLOOR
SAN FRANCISCO, CA 94108
CONTACT: RICHARD F. NEWMAN
PHONE: (415) 774-1288
EMAIL: richard.f.newman@ericsson.com

ZONING MANAGER:
TOWN CONSULTING
100 CLEMENT STREET, 3RD FLOOR
SAN FRANCISCO, CA 94118
CONTACT: TALIN AGHAZARIAN
PHONE: (510) 206-1674
EMAIL: talin@townconsulting.com

SITE ACQUISITION:
TOWN CONSULTING
846 HIGUERA ST, STE. 12
SAN LUIS OBISPO, CA 93401
CONTACT: JOHN MERRITT
PHONE: (805) 788-0866
EMAIL: merritemc@att.com

CONSTRUCTION MANAGER:
ERICSSON
430 BUSH STREET, 5TH FLOOR
SAN FRANCISCO, CA 94108
CONTACT: JAKE BLACKNER
PHONE: (805) 441-6736
EMAIL: jake.blackner@ericsson.com

RF ENGINEER:
AT&T
430 BUSH STREET, 5TH FLOOR
SAN FRANCISCO, CA 94108
CONTACT: STEVEN LY
PHONE: (415) 889-7487
EMAIL: sl0735@att.com

PROJECT INFORMATION

SITE ADDRESS: 3110 OCTAVIA STREET
SAN FRANCISCO, CA 94123

A.P.N.: 0496-013

LAND OWNER: MARINA INN, LLC
2 W CLAY PARK
SAN FRANCISCO, CA 94121

LATITUDE: 37° 48' 03.46" (NAD 83)

LONGITUDE: 122° 25' 45.70" (NAD 83)

ZONING: NC-3

AMSL: 100.1'

JURISDICTION: CITY & COUNTY OF SAN FRANCISCO

TELEPHONE: AT&T

POWER: PG&E



CURRENT ISSUE DATE:

11/27/12

ISSUED FOR:

100% ZONING DRAWINGS

DRAWN BY: _____ CHK.: _____ APV.: _____

FI	MWA	MW

REV.: _____ DATE: _____ DESCRIPTION: _____ BY: _____

REV.	DATE	DESCRIPTION	BY
0	11/27/12	100% ZONING DRAWINGS	FI

RFDS REVISION _____ VERSION _____ DATE _____

UPDATED RAD CENTER	VERSION	DATE
	V1.6	9/11/12

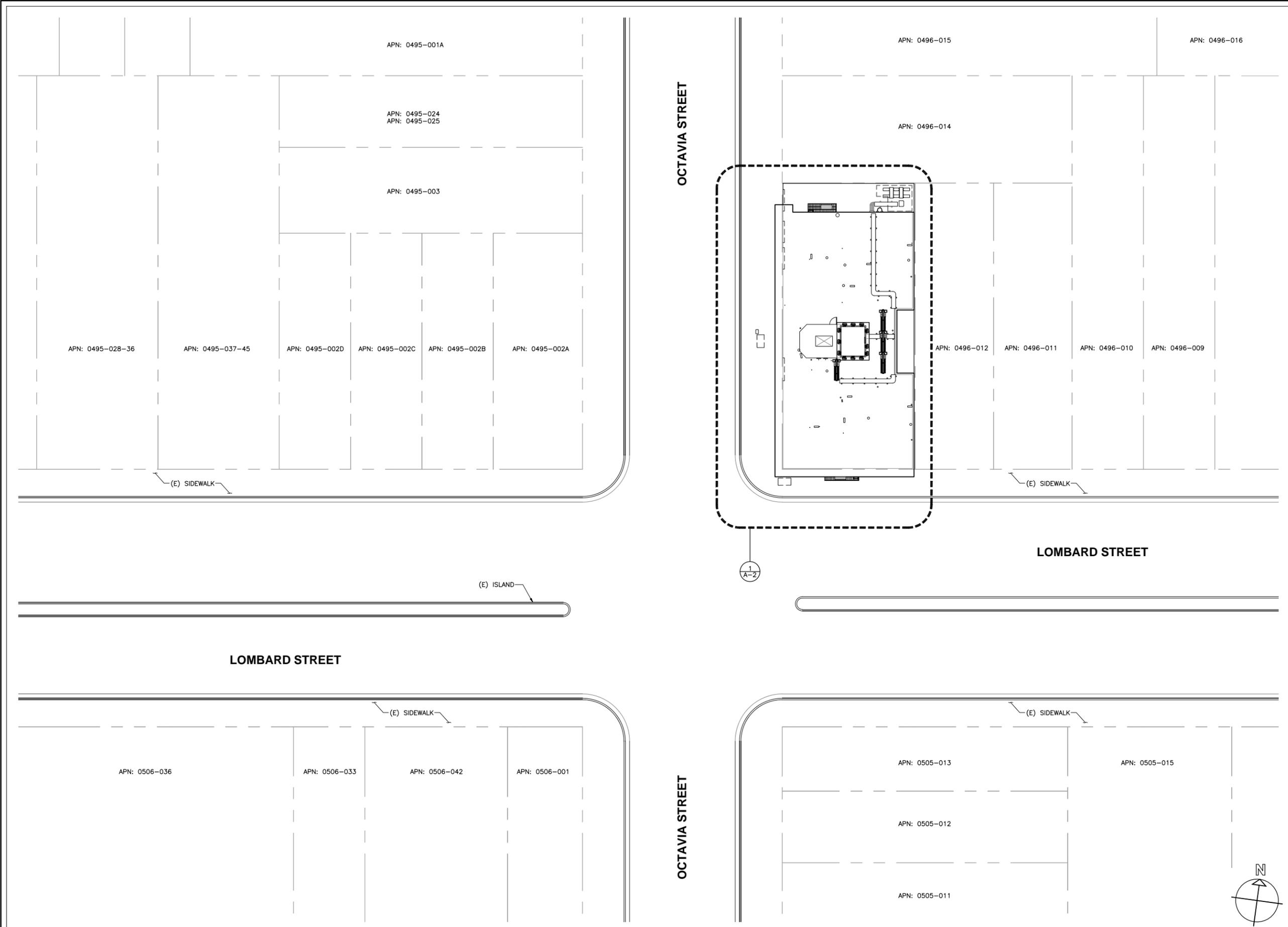
LICENSER:

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1



PROJECT ARCHITECT:
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PROJECT INFORMATION:
CN5886
MARINA INN
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 SAN FRANCISCO, CA 94123

CURRENT ISSUE DATE:
11/27/12

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 FI MWA MW

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RFDS	REVISION	VERSION	DATE
UPDATED RAD CENTER		v1.6	9/11/12

LICENSER:

SHEET TITLE:
OVERALL SITE/ ROOF PLAN

SHEET NUMBER:
A-1





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LICENSER: _____

SHEET TITLE:

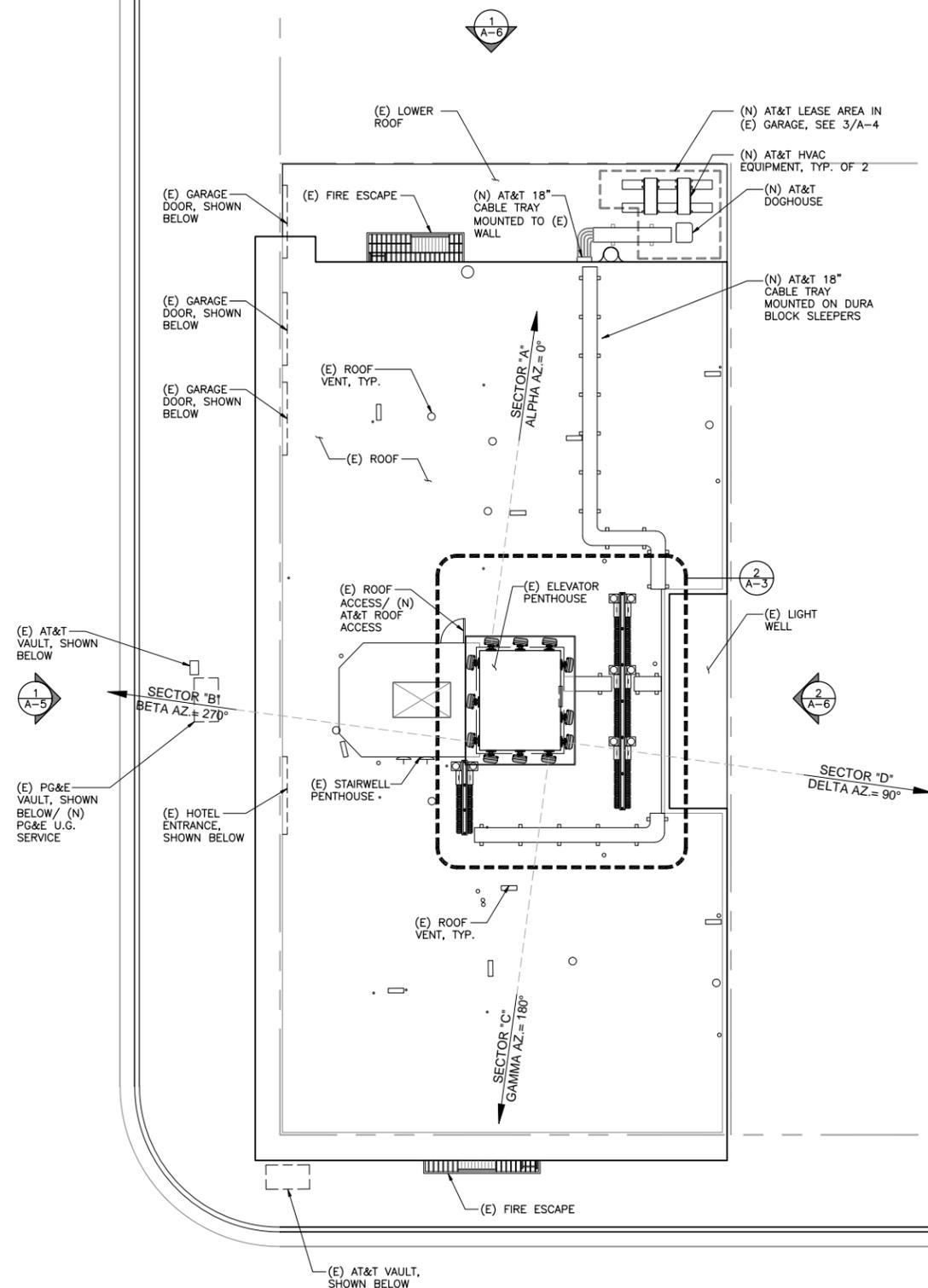
ENLARGED ROOF PLAN

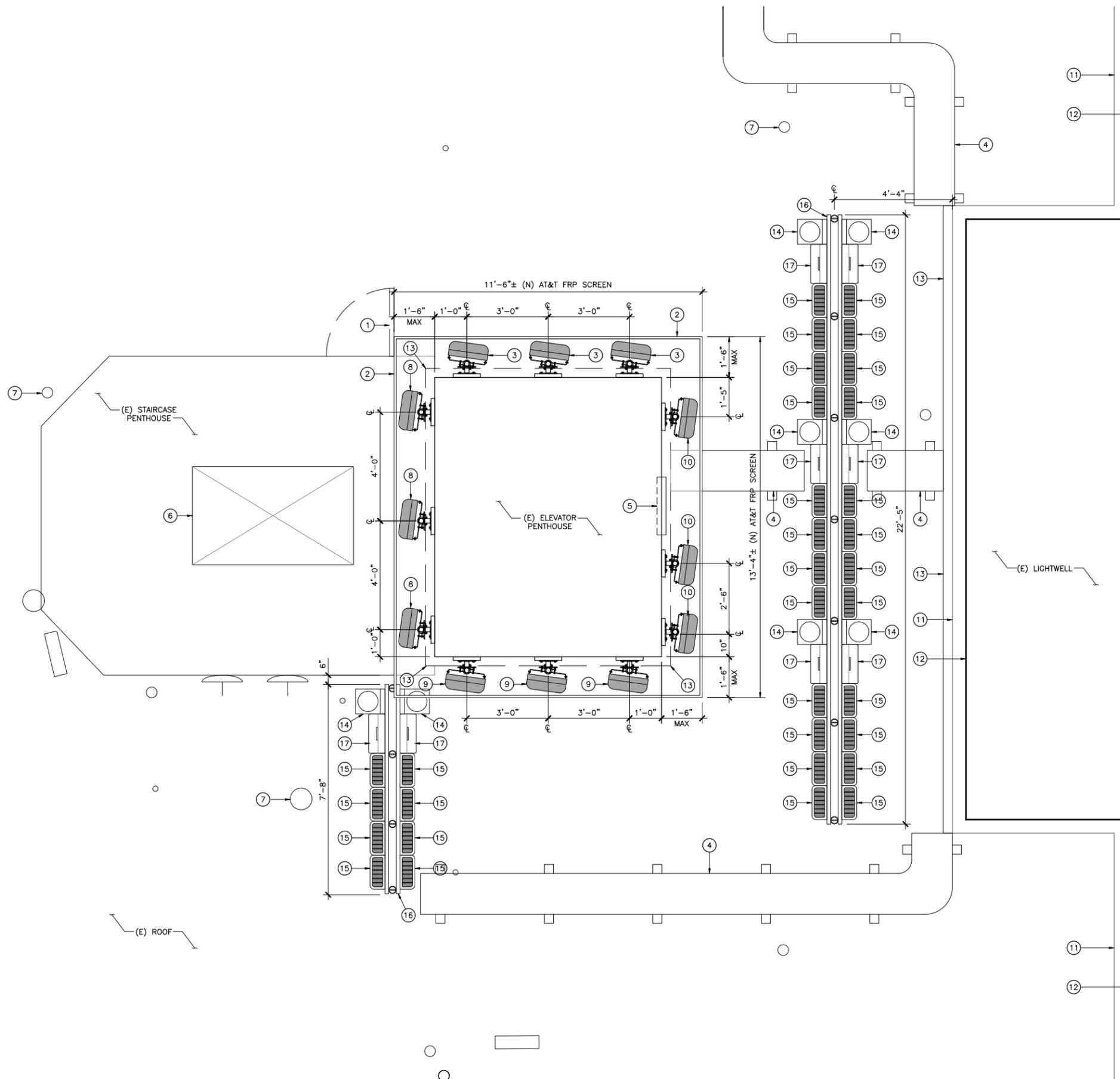
SHEET NUMBER:

A-2

OCTAVIA STREET

LOMBARD STREET





- ① (E) ROOF ACCESS/ (N) AT&T ROOF ACCESS
- ② (N) FRP SCREEN, BY OTHERS
- ③ (N) AT&T PANEL ANTENNA (0° AZIMUTH, SECTOR 'A') FACE MOUNTED TO (E) ELEVATOR PENTHOUSE, TYP. OF 3
- ④ (N) AT&T 18" CABLE TRAY MOUNTED ON DURA BLOCK SLEEPERS
- ⑤ (E) ELEVATOR PENTHOUSE VENT
- ⑥ (E) STAIRCASE PENTHOUSE SKYLIGHT
- ⑦ (E) ROOF VENT, TYP.
- ⑧ (N) AT&T PANEL ANTENNA (270° AZIMUTH, SECTOR 'B') FACE MOUNTED TO (E) ELEVATOR PENTHOUSE, TYP. OF 3
- ⑨ (N) AT&T PANEL ANTENNA (180° AZIMUTH, SECTOR 'C') FACE MOUNTED TO (E) ELEVATOR PENTHOUSE, TYP. OF 3
- ⑩ (N) AT&T PANEL ANTENNA (90° AZIMUTH, SECTOR 'D') FACE MOUNTED TO (E) ELEVATOR PENTHOUSE, TYP. OF 3
- ⑪ (E) PARAPET
- ⑫ (E) EDGE OF ROOF
- ⑬ (N) AT&T CABLE TRAY MOUNTED AT (E) WALL
- ⑭ (N) AT&T SQUID SURGE ARRESTOR, MOUNTED TO (N) H-FRAME TYP OF 8 (2 PER SECTOR)
- ⑮ (N) AT&T RRUW, MOUNTED TO (N) H-FRAME TYP. OF 32 (8 PER SECTOR)
- ⑯ (N) AT&T H-FRAME
- ⑰ (N) AT&T RRUS, MOUNTED TO (N) H-FRAME TYP. OF 8 (2 PER SECTOR)



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 3110 OCTAVIA STREET
 SAN FRANCISCO, CA 94123

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100% ZONING DRAWINGS

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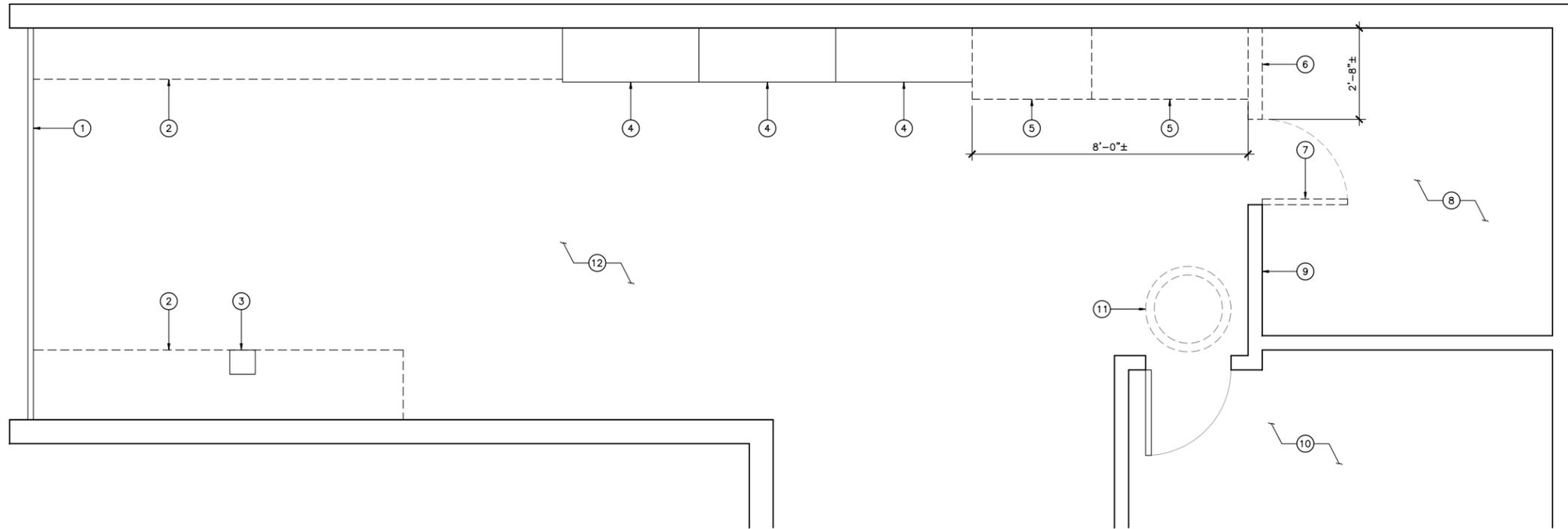
REV.	DATE	DESCRIPTION	BY
0	11/27/12	100% ZONING DRAWINGS	FI

RFDS REVISION	VERSION	DATE
UPDATED RAD CENTER	V1.6	9/11/12

LICENSER:

SHEET TITLE:
ENLARGED ANTENNA LAYOUT

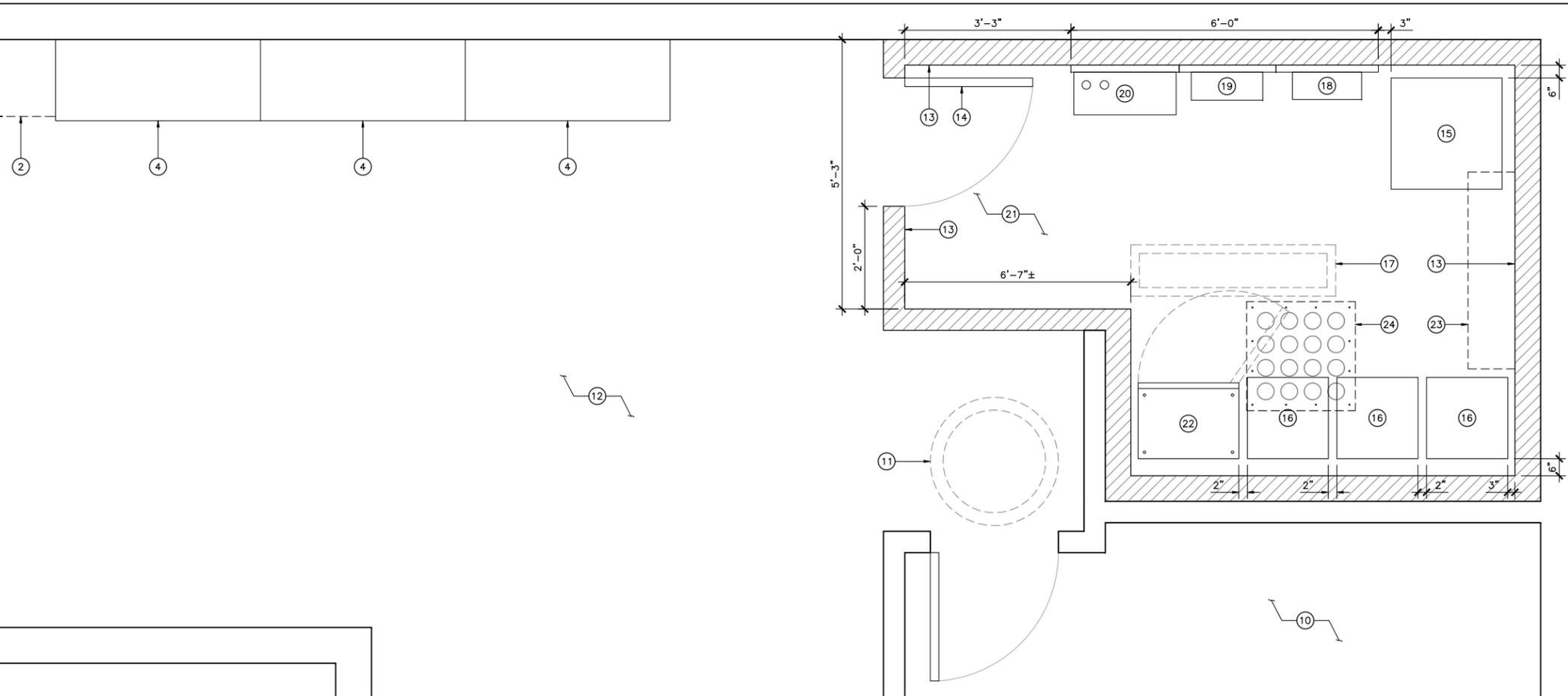
SHEET NUMBER:
A-3



EXISTING GARAGE/ STORAGE AREA

SCALE: 1/2"=1'-0" 0 1' 4'

- ① (E) GARAGE DOOR
- ② (E) PLATFORM
- ③ (E) COLUMN
- ④ (E) CABINET, TYP. OF 3
- ⑤ (E) CABINET TO BE REMOVED, TYP. OF 2
- ⑥ (E) WALL TO BE REMOVED
- ⑦ (E) DOOR TO BE REMOVED
- ⑧ (E) STORAGE ROOM
- ⑨ (E) WALL TO REMAIN, TYP.
- ⑩ (E) BOILER ROOM
- ⑪ (E) VENT, SHOWN ABOVE
- ⑫ (E) GARAGE
- ⑬ (N) 2HR RATED WALL
- ⑭ (N) AT&T 2'-8" RATED DOOR TO BE INSTALLED
- ⑮ (N) AT&T POWER DISTRIBUTION RACK, TYP. OF 1
- ⑯ (N) AT&T 19" RACK, TYP. OF 3
- ⑰ (N) LIGHT, SHOWN ABOVE
- ⑱ (N) AT&T CIENNA AT WALL
- ⑲ (N) AT&T TELCO CABINET AT WALL
- ⑳ (N) AT&T PPC CABINET W/ GEN PLUG AT WALL
- ㉑ (E) STORAGE ROOM/ (N) AT&T LEASE AREA. 95 SQ.FT.
- ㉒ (N) AT&T 2206 EQUIPMENT CABINET, TYP. OF 1
- ㉓ (N) AT&T HVAC EQUIPMENT, SHOWN ABOVE
- ㉔ (N) AT&T WAVEGUIDE PORT, SHOWN ABOVE



ENLARGED EQUIPMENT LAYOUT

SCALE: 3/4"=1'-0" 0 6" 1' 3'

KEYED NOTES



PROJECT ARCHITECT:
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CN5886 MARINA INN
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 SAN FRANCISCO, CA 94123

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RFDS REVISION	VERSION	DATE
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LICENSER:

SHEET TITLE:
ENLARGED EQUIPMENT LAYOUT

SHEET NUMBER:
A-4



PROJECT ARCHITECT:

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0	11/27/12	100% ZONING DRAWINGS	FI
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RFDS REVISION _____ VERSION _____ DATE _____

UPDATED RAD CENTER v1.6 9/11/12

LICENSER: _____

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-5

- 56'-10"± A.G.L.
TOP OF (N) AT&T FRP SCREEN & (N) AT&T PANEL ANTENNAS
- 54'-8"± A.G.L.
TOP OF (E) ELEVATOR PENTHOUSE
- 50'-8"± A.G.L.
TOP OF (E) STAIRWELL PENTHOUSE
- 44'-8"± A.G.L.
TOP OF (E) PARAPET
- 42'-8"± A.G.L.
TOP OF (E) ROOF

- (N) AT&T PANEL ANTENNA (0° AZIMUTH, SECTOR 'A') MOUNTED TO (E) ELEVATOR PENTHOUSE, TYP. OF 3. CONCEALED BEHIND (N) FRP SCREEN.
- (N) AT&T PANEL ANTENNA (270° AZIMUTH, SECTOR 'B') MOUNTED TO (E) ELEVATOR PENTHOUSE, TYP. OF 3. CONCEALED BEHIND (N) FRP SCREEN.
- (N) AT&T PANEL ANTENNA (180° AZIMUTH, SECTOR 'C') MOUNTED TO (E) ELEVATOR PENTHOUSE, TYP. OF 3. CONCEALED BEHIND (N) FRP SCREEN.

- (N) AT&T EQUIPMENT AT H-FRAME, SEE 2/A-3. SHOWN BEYOND
- (N) AT&T EQUIPMENT AT H-FRAME, SEE 2/A-3

0'-0"
(E) GRADE

(E) ADJACENT BUILDING

(E) FIRE ESCAPE, TYP.

LOMBARD ST

(E) GARAGE/(N) AT&T LEASE AREA

WEST ELEVATION

SCALE: 1/8"=1'-0" 1

- 56'-10"± A.G.L.
TOP OF (N) AT&T FRP SCREEN & (N) AT&T PANEL ANTENNAS
- 54'-8"± A.G.L.
TOP OF (E) ELEVATOR PENTHOUSE
- 50'-8"± A.G.L.
TOP OF (E) STAIRWELL PENTHOUSE
- 44'-8"± A.G.L.
TOP OF (E) PARAPET
- 42'-8"± A.G.L.
TOP OF (E) ROOF

- (N) AT&T PANEL ANTENNA (270° AZIMUTH, SECTOR 'B') MOUNTED TO (E) ELEVATOR PENTHOUSE, TYP. OF 3. CONCEALED BEHIND (N) FRP SCREEN.
- (N) AT&T PANEL ANTENNA (180° AZIMUTH, SECTOR 'C') MOUNTED TO (E) ELEVATOR PENTHOUSE, TYP. OF 3. CONCEALED BEHIND (N) FRP SCREEN.
- (N) AT&T PANEL ANTENNA (90° AZIMUTH, SECTOR 'D') MOUNTED TO (E) ELEVATOR PENTHOUSE, TYP. OF 3. CONCEALED BEHIND (N) FRP SCREEN.

- (N) AT&T EQUIPMENT AT H-FRAME, SEE 2/A-3
- (N) AT&T EQUIPMENT AT H-FRAME, SEE 2/A-3

0'-0"
(E) GRADE

OCTAVIA ST

(E) ADJACENT BUILDING

SOUTH ELEVATION

SCALE: 1/8"=1'-0" 2



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3110 OCTAVIA STREET
SAN FRANCISCO, CA 94123

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100% ZONING DRAWINGS

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FI MWA MW

REV.: _____ DATE: _____ DESCRIPTION: _____ BY: _____

0	11/27/12	100% ZONING DRAWINGS	FI
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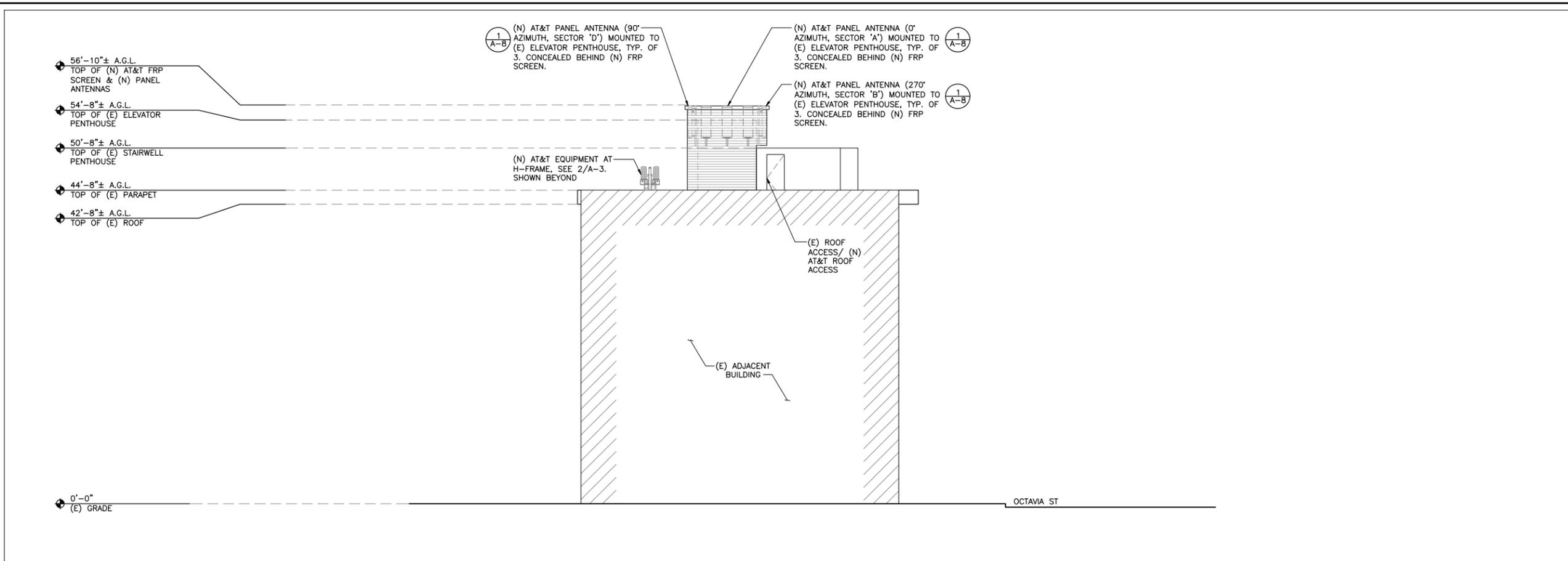
LICENSER: _____

SHEET TITLE:

ELEVATIONS

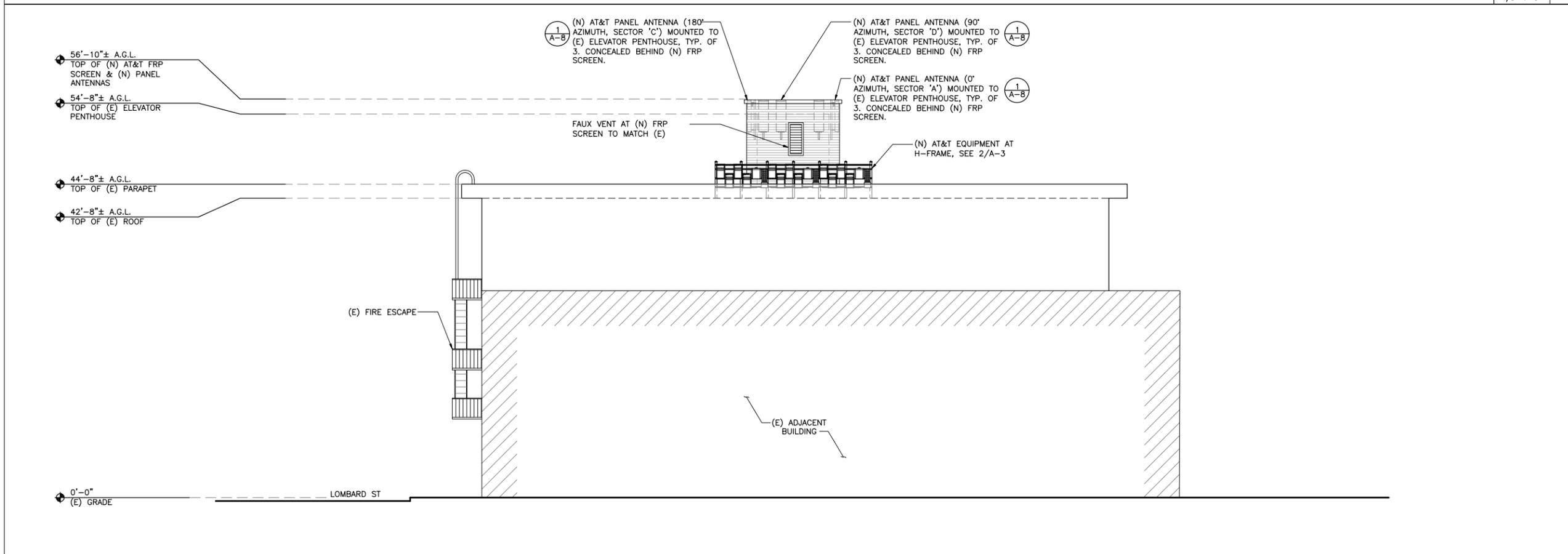
SHEET NUMBER:

A-6



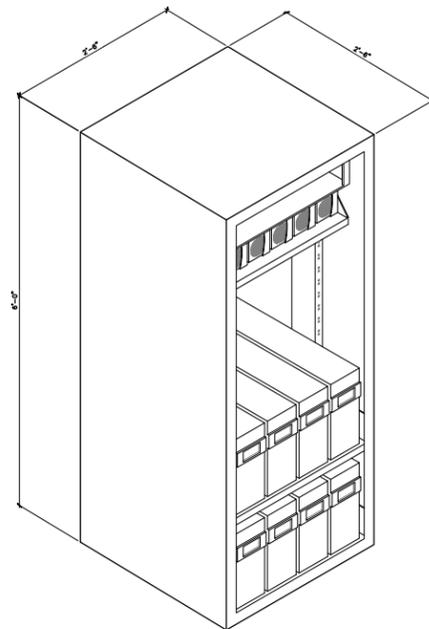
NORTH ELEVATION

SCALE: 1/8"=1'-0" 1



EAST ELEVATION

SCALE: 1/8"=1'-0" 2



POWER PLANT
ISOMETRIC VIEW

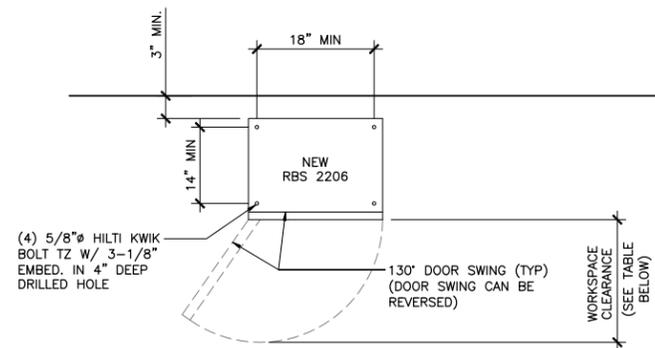
POWER PLANT	
	WIDTH x DEPTH x HEIGHT
CABINET	30" x 30" x 72"
FOOTPRINT	30" x 30"

POWER PLANT WEIGHT	
FULLY EQUIPPED	
780 lbs	

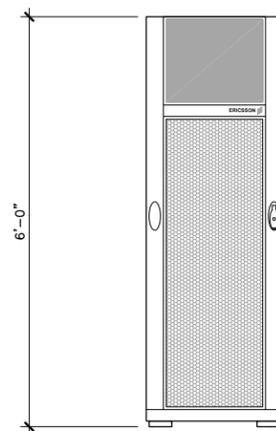
POWER PLANT CLEARANCES	
DIRECTION	MINIMUM CLEARANCE
CABINET REAR AND WALL	T.B.D.
CABINET RIGHT/LEFT SIDE AND WALL	T.B.D.
ABOVE THE CABINET	T.B.D.
IN FRONT OF THE CABINET	36"

BATTERY INFORMATION			
MANUFACTURER	QUANTITY	WEIGHT	ELECTROLYTE
NORTH STAR	4 BATTERIES PER SHELF, TYP. OF 3	73.2 lbs	14.4 GAL

NOTE: BATTERIES ARE TOTALLY SEALED LEAD ACID BATTERIES



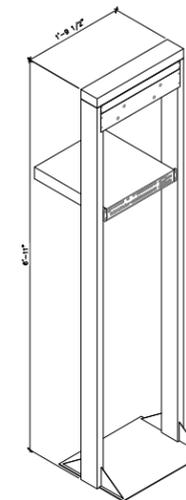
TYPICAL PLAN GROWTH CONFIGURATION FOR ERICSSON
INDOOR RBS 2206 BTS



ERICSSON RBS 2206 FRONT ELEVATION

ERICSSON RBS 2206 DIMENSIONS		
CABINET	DEPTH x WIDTH x HEIGHT	
INDOOR RBS 2206	17.72"x23.62"x72.83"	
INDOOR BASE	15.75"x23.62"x2.0"	

ERICSSON RBS 2206 MINIMUM CLEARANCES	
DIRECTION	MINIMUM CLEARANCE
CABINET REAR AND WALL	4"
CABINET RIGHT/LEFT SIDE AND WALL	0"
ABOVE THE RBS CABINET	18"/9.84" B/T TOP OF RBS CAB./CABLE TRAY
IN FRONT OF THE CABINET	40"
B/T RBS AND BBS	MIN. SPACING 6" MAX. SPACING 49.2"



INDOOR LTE EQUIPMENT
(19" EQUIPMENT RACK)

RACK DIMENSIONS	
RACK	WIDTH x DEPTH x HEIGHT
19"	21.5" x 21.5" x 83"

RACK WEIGHT	
RACK	FULLY EQUIPPED
19"	T.B.D.

RACK CLEARANCES	
DIRECTION	MINIMUM CLEARANCE
RACK REAR AND WALL	T.B.D.
RACK RIGHT SIDE AND WALL	T.B.D.
RACK LEFT SIDE AND WALL	T.B.D.
ABOVE THE RACK	T.B.D.
IN FRONT OF THE RACK	T.B.D.



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CURRENT ISSUE DATE:

11/27/12

ISSUED FOR:

100% ZONING DRAWINGS

DRAWN BY: _____ CHK.: _____ APV.: _____

FI MWA MW

REV.: _____ DATE: _____ DESCRIPTION: _____ BY: _____

REV.	DATE	DESCRIPTION	BY
0	11/27/12	100% ZONING DRAWINGS	FI

RFDS REVISION _____ VERSION _____ DATE _____

UPDATED RAD CENTER v1.6 9/11/12

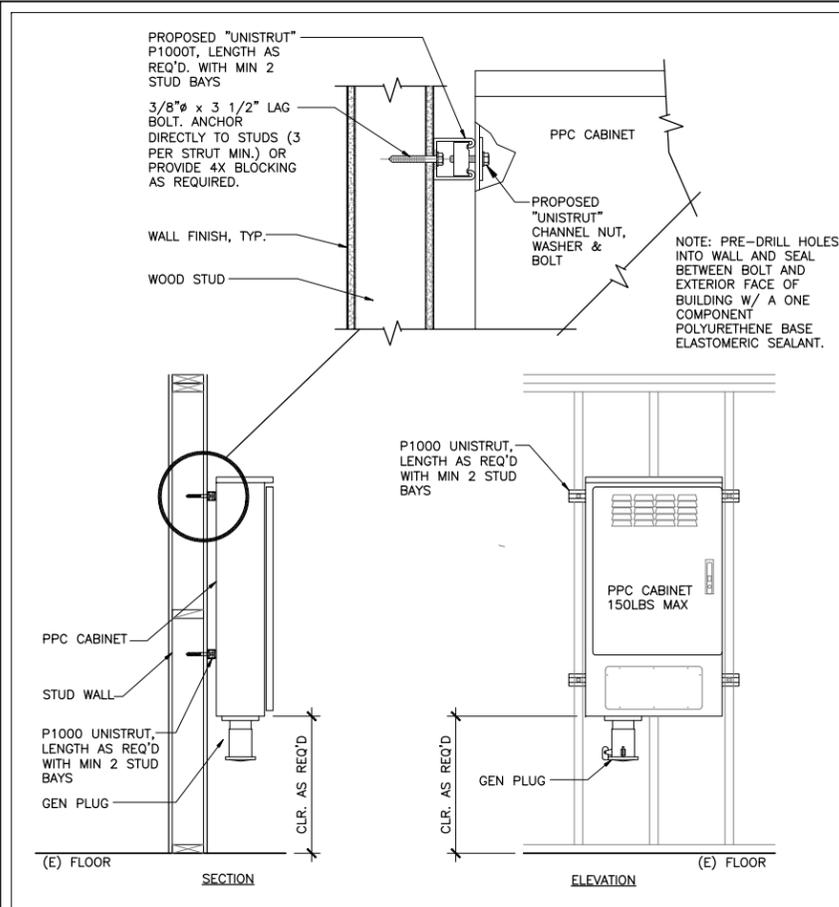
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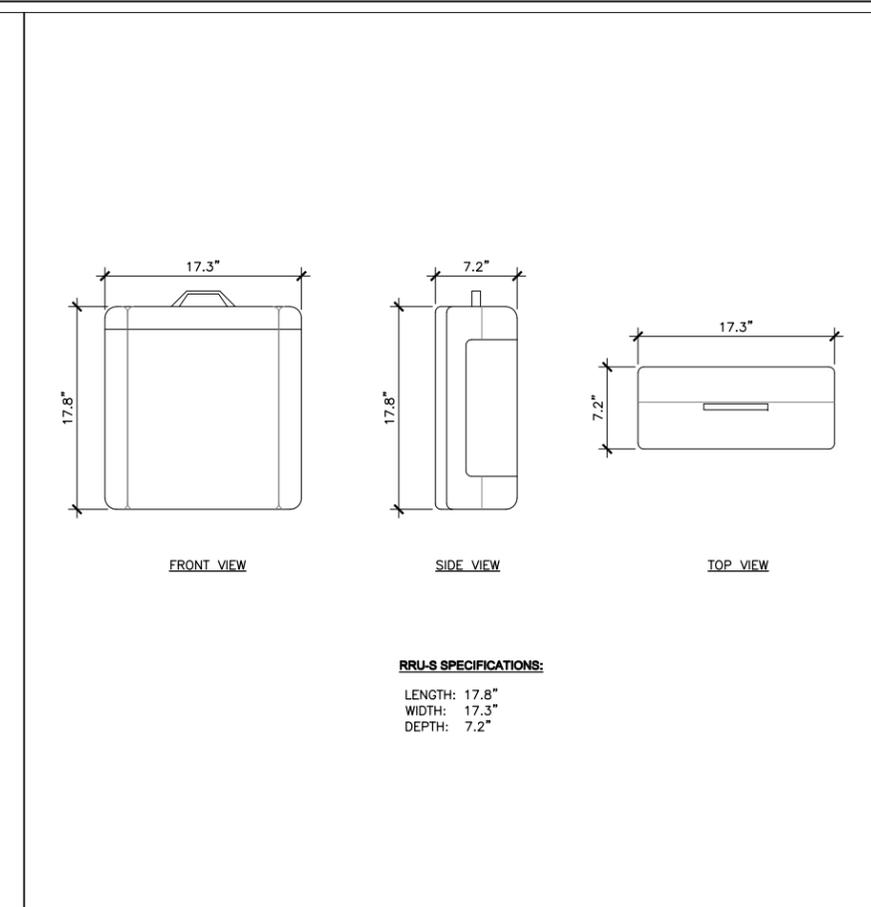
EQUIPMENT DETAILS

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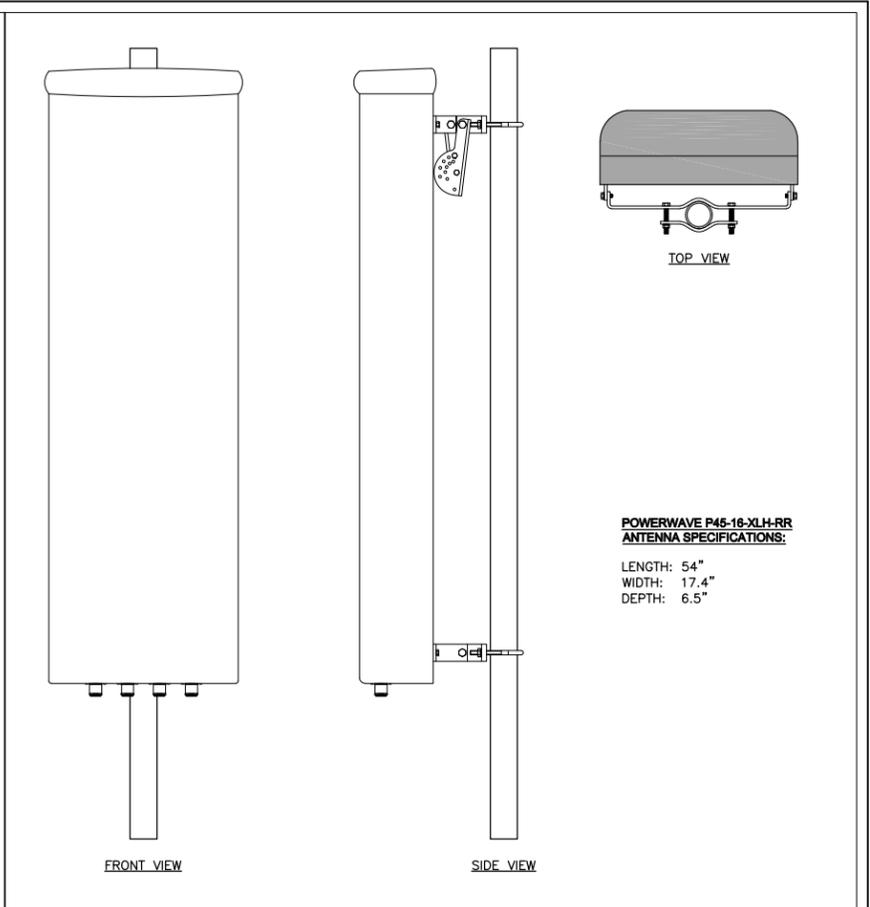
A-7



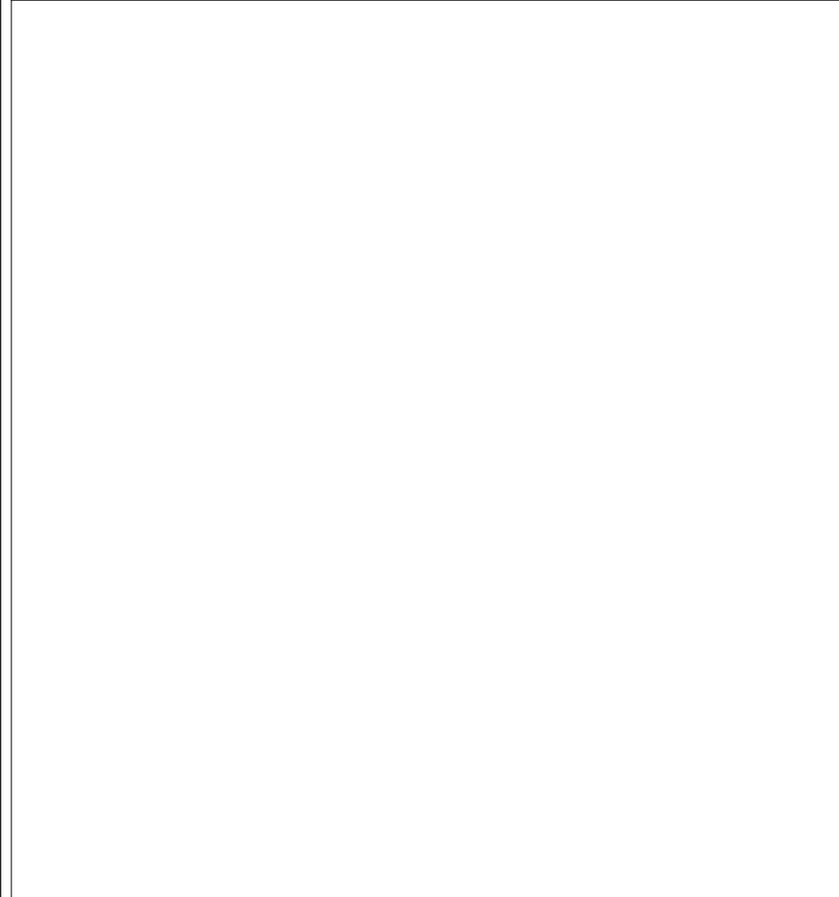
WALL MOUNT DETAIL SCALE: 3/4"=1'-0" **5**



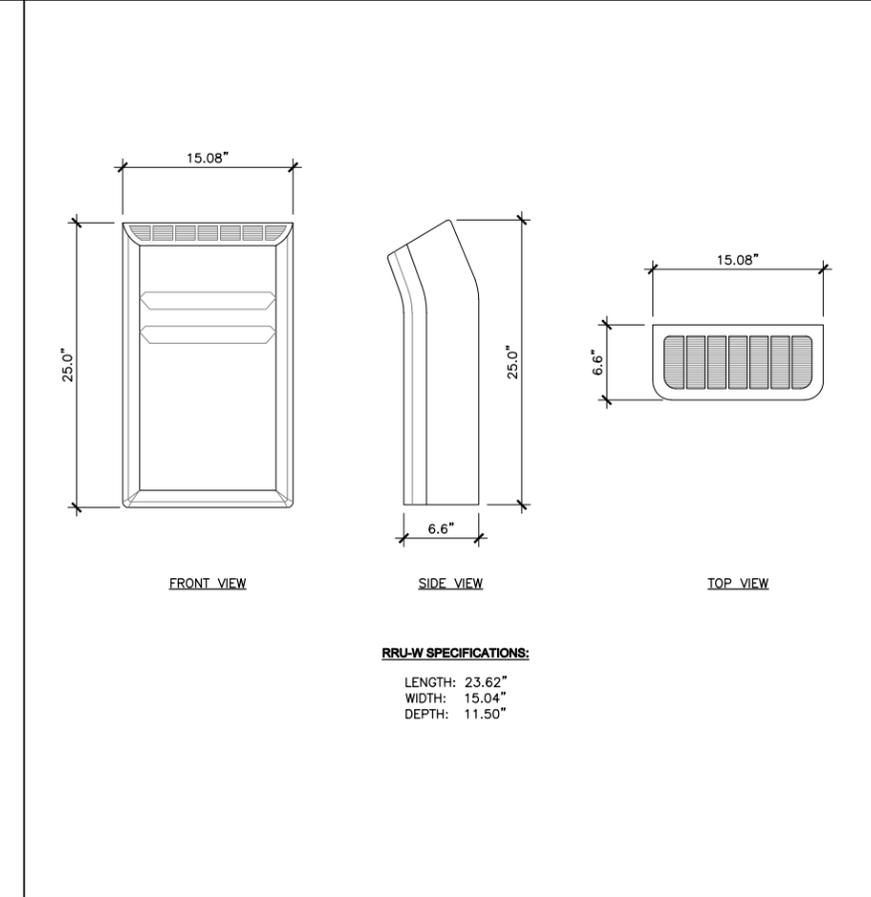
RRU-S DETAIL SCALE: 1-1/2"=1'-0" **3**



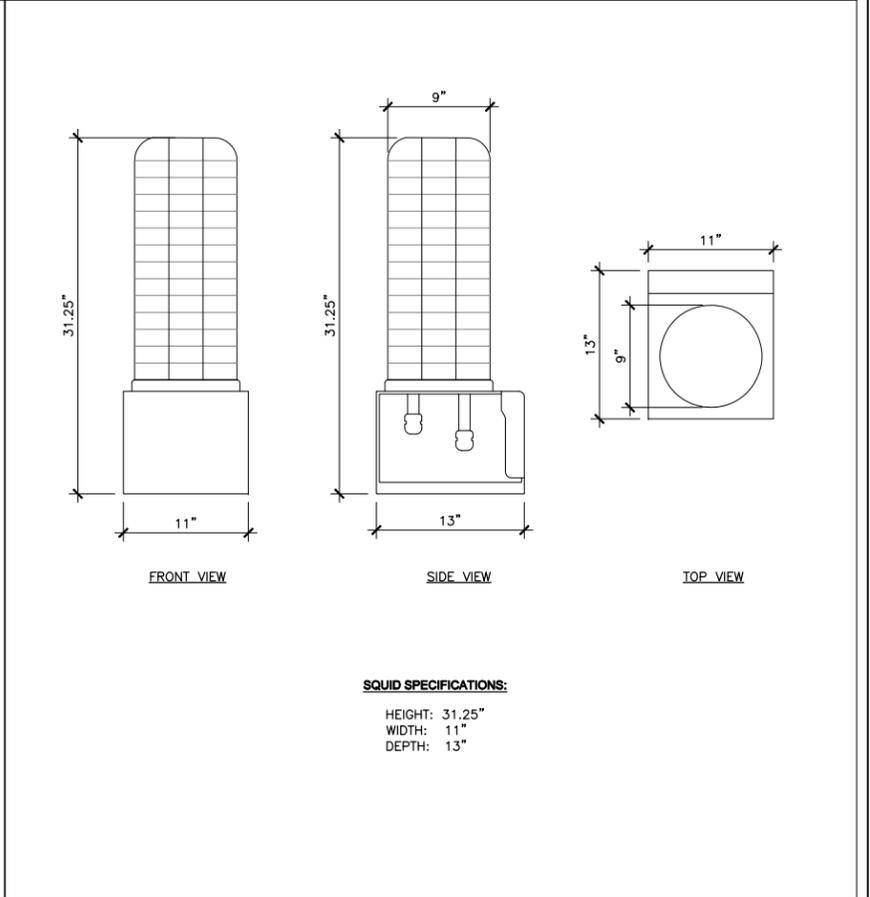
POWERWAVE P45-16-XLH-RR ANTENNA DETAIL SCALE: 1-1/2"=1'-0" **1**



NOT USED SCALE: 1-1/2"=1'-0" **6**



RRUW DETAIL SCALE: 1-1/2"=1'-0" **4**



SQUID SURGE ARRESTOR DETAIL SCALE: 1-1/2"=1'-0" **2**



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RFDS REVISION _____ VERSION _____ DATE _____

UPDATED RAD CENTER v1.6 9/11/12

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SHEET TITLE:

EQUIPMENT DETAILS

SHEET NUMBER:

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