



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: FEBRUARY 7, 2013

*Date:* January 31, 2013  
*Case No.:* **2012.0691C**  
*Current Zoning:* RC-4 (Residential - Commercial, High-Density) District  
North of Market Residential 1 SUD  
Fringe Financial Service RUD  
80-T-130-T Height and Bulk District  
*Block/Lot:* 0305/006  
*Project Sponsor:* AT&T Mobility represented by  
Eric Lentz, Permit Me, Inc.  
430 Bush St 5th Floor  
San Francisco CA 94108  
*Staff Contact:* Michelle Stahlhut – (415) 575-9116  
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### PROJECT DESCRIPTION

The proposal is to install sixteen roof-mounted panel antennas in four sectors and associated equipment on the rooftop of the subject building area as part of AT&T Mobility's telecommunications network on a Location Preference 5 Site (Preferred Location – Mixed-Use Buildings in High Density Districts) according to the WTS Siting Guidelines. Eight antennas would be mounted on two separate existing penthouses and will not be visible from the public right-of-way. Eight antennas will be roof-mounted and setback from the parapet by 7'4" and 9' respectively, and will be minimally visible from the public right-of-way. The panel antennas measure 4'6" high by 17" wide by 6" thick. All sixteen antennas would be mounted on the roof of the building behind a radiofrequency transparent screen, with a maximum height of 90'8" above grade. Three of the four sectors of antennas are not visible from the public right-of-way, and a fourth sector will be minimally visible when looking northwest from Taylor Street, and has been determined to meet the Secretary of the Interior's Standards for Rehabilitation for the Treatment of Historic Properties.

### SITE DESCRIPTION AND PRESENT USE

The building is located on Assessor's Block 0305, Lot 006 on the northwest corner of Geary and Taylor Street within a RC-4 (Residential - Commercial, High-Density) Zoning District, the North of Market Residential 1 Special Use District (SUD), a Fringe Financial Service Restricted Use District (RUD) and an 80-T-130-T Height and Bulk District. The Project Site contains a six-story mixed-use building constructed circa 1920 and is classified as a Known Historic Resource. The subject building contains ground floor commercial uses and approximately 81 residential units on the upper floors.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The Project Site is located within the Upper Tenderloin neighborhood and is part of the Upper Tenderloin National Register Historic District. Surrounding buildings generally feature ground-floor commercial spaces and upper floor residential units including apartments, residential hotel rooms, and tourist hotels. The site is located one block west of the American Conservatory Theater, and two blocks west of Union Square.

## **ENVIRONMENTAL REVIEW**

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

## **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	January 20, 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 3, 2013, the Department has received no public comment on the proposed project.

## **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 209.6(b) of the Planning Code, Conditional Use authorization is required for a WTS facility in RC-4 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 5 Preferred Location Site, (RC-4 Residential – Commercial, High-Density Zoning 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.
- The project site is considered a Location Preference 5, (Preferred Location Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines and the subject site has been determined to be the most viable site to serve the geographic service area through an alternative site analysis.
- 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.

<b>RECOMMENDATION:</b>	<b>Approval with Conditions</b>
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| <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Executive Summary</li> <li><input checked="" type="checkbox"/> Draft Motion</li> <li><input checked="" type="checkbox"/> Zoning District Map</li> <li><input type="checkbox"/> Height &amp; Bulk Map</li> <li><input checked="" type="checkbox"/> Parcel Map</li> <li><input checked="" type="checkbox"/> Sanborn Map</li> <li><input checked="" type="checkbox"/> Aerial Photo</li> </ul> | <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Project sponsor submittal</li> <li>Drawings: <u>Proposed Project</u></li> <li><input checked="" type="checkbox"/> Check for legibility</li> <li><input checked="" type="checkbox"/> Photo Simulations</li> <li><input checked="" type="checkbox"/> Coverage Maps</li> <li><input checked="" type="checkbox"/> RF Report</li> <li><input checked="" type="checkbox"/> DPH Approval</li> </ul> |
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Context Photos

Community Outreach Report

Site Photos

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.:* **2012.0691C**  
*Project Address:* **501 Taylor Street**  
*Current Zoning:* RC-4 (Residential - Commercial, High-Density) District  
 North of Market Residential 1 SUD  
 Fringe Financial Service RUD  
 80-T-130-T Height and Bulk District

*Block/Lot:* 0305/006  
*Project Sponsor:* AT&T Mobility represented by  
 Eric Lentz, Permit Me, Inc.  
 430 Bush St 5th Floor  
 San Francisco CA 94108

*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 209.6(b) TO INSTALL A WIRELESS TELECOMMUNICATIONS SERVICES FACILITY CONSISTING OF UP TO SIXTEEN PANEL ANTENNAS AND ASSOCIATED EQUIPMENT LOCATED ON THE ROOFTOP OF AN EXISTING MIXED-USE BUILDING AS PART OF AT&T'S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN A RC-4 (RESIDENTIAL - COMMERCIAL, HIGH-DENSITY) ZONING DISTRICT, THE NORTH OF MARKET RESIDENTIAL 1 SUD, A FRINGE FINANCIAL SERVICE RUD, AND AN 80-T-130-T HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On May 30, 2012, AT&T Mobility (hereinafter "Project Sponsor"), made an application (hereinafter "Application"), for Conditional Use Authorization on the property at 501 Taylor Street, Lot 006 in Assessor's Block 0305, (hereinafter "Project Site") to install a wireless telecommunications service facility consisting of up to sixteen panel antennas and associated equipment located on the rooftop of an existing mixed-use building as part of AT&T's wireless telecommunications network within a RC-4 (Residential - Commercial, High-Density) Zoning District, the North of Market Residential 1 Special Use District (SUD), a Fringe Financial Service Restricted Use District (RUD) and an 80-T-130-T 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. 2012.0691C, 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 0305, Lot 006 on the northwest corner of Geary and Taylor Street within a RC-4 (Residential - Commercial, High-Density) Zoning District, the North of Market Residential 1 Special Use District (SUD), a Fringe Financial Service Restricted Use District (RUD) and an 80-T-130-T Height and Bulk District. The Project Site contains a six-story mixed-use building constructed circa 1920 and is classified as a Known Historic Resource. The subject building contains ground floor commercial uses and approximately 81 residential units on the upper floors.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Upper Tenderloin neighborhood and is part of the Upper Tenderloin National Register Historic District. Surrounding buildings generally feature ground-floor commercial spaces and upper floor residential units including apartments, residential hotel rooms, and tourist hotels. The site is located one block west of the American Conservatory Theater, and two blocks west of Union Square.
4. **Project Description.** The proposal is to install sixteen roof-mounted panel antennas in four sectors and associated equipment on the rooftop of the subject building area as part of AT&T Mobility's telecommunications network on a Location Preference 5 Site (Preferred Location - Mixed-Use Buildings in High Density Districts) according to the WTS Siting Guidelines. Eight antennas would be mounted on two separate existing penthouses and will not be visible from the

public right-of-way. Eight antennas will be roof-mounted and setback from the parapet by 7'4" and 9' respectively, and will be minimally visible from the public right-of-way. The panel antennas measure 4'6" high by 17" wide by 6" thick. All sixteen antennas would be mounted on the roof of the building behind a radiofrequency transparent screen, with a maximum height of 90'8" above grade. Three of the four sectors of antennas are not visible from the public right-of-way, and a fourth sector will be minimally visible when looking northwest from Taylor Street, and has been determined to meet the *Secretary of the Interior's Standards for Rehabilitation for the Treatment of Historic Properties*.

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.

Section 8.1 of the WTS Siting Guidelines further stipulates that the Planning Commission may not approve WTS applications for Preference 6 or 7 (Limited Preference and Disfavored) sites unless the application (a) shows what publicly-used building, co-location site or other Preferred Location Sites are located within the geographic service area; (b) shows by clear and convincing evidence what good faith efforts and measures to secure these Preferred Location Sites were taken; (c) explains why such efforts were unsuccessful; and (d) demonstrates that the location for the site is essential to meet demands in the geographic service area and the Applicant's citywide networks. The 2003 Resolution No. 16539 Supplement to the 1996 WTS Siting Guidelines further stipulated that Alternative Site Analysis will also be required for Location Preference 5 (Preferred Location) sites.

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 209.6(b) to install a wireless telecommunications facility consisting of up to sixteen panel antennas and associated equipment on the rooftop of an existing mixed-use building 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 5, as the Project Site is located in a RC-4 District and is a Mixed-Use building in a High-Density District.
7. **Alternative Site Analysis.** The Project Sponsor has submitted an alternative site analysis and has affirmed the subject site to be the most viable site to serve the geographic service area.
8. **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.
9. **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*.
10. **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 within 100 feet of this site. AT&T Wireless proposes to install sixteen new panel antennas. The antennas will be mounted at a height of between 84 and 91 feet above the ground. The estimated ambient RF field from the proposed AT&T Mobility transmitters at ground level is calculated to be 0.0044 mW/sq. cm., which is 0.81% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 61 feet and does not reach any publicly accessible areas. If the 61 foot public exclusion area extends above the adjacent rooftops located to the southwest on Geary Blvd. or the northwest across Isadora

Duncan Lane than then the building owners should be notified and appropriate precautions taken. Warning signs must be posted at the antennas and roof access points in English, Spanish, and Chinese. Workers should not have access to within 22 feet of the front of the antennas while in operation. Barricades should be installed to prevent access to the rooftop areas between antennas in sectors oriented at 45 and 140 degrees.

11. **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.
12. **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.
13. **Community Outreach.** Per the *Guidelines*, the Project Sponsor held a Community Outreach Meeting for the proposed project. The meeting was held at 6:30 p.m. on August 14, 2012 at the Tenderloin Recreation Center at 570 Ellis Street. Sixteen members of the community attended the meeting. The questions asked varied in topic and included concerns regarding EMF, the dimension of the antennas, why this building was chosen for this site, and the length of the construction process. In addition, a petition was submitted with signatures from 43 residents of 501 Taylor Street opposed to the project.
14. **Five-year plan:** Per the *Guidelines*, the Project Sponsor submitted its latest five-year plan, as required, in October 2012.
15. **Public Comment.** As of February 4, 2013, the Department has no public comment on the proposed project.
16. **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 209.6(b), a Conditional Use authorization is required for the installation of other public uses such as wireless transmission facilities.
17. **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 501 Taylor 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 501 Taylor 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.

The Project Site is considered a Preference 5 (Preferred Location Site) according to the WTS Siting Guidelines, the subject site has been determined to be the most viable to serve the geographic service area through an alternative site analysis. The proposed coverage area will serve the vicinity bounded by Post, O'Farrell, Mason, and Jones Streets, as indicated in the coverage maps. The alternative site analysis determined that there is no more preferred site in the area that could provide adequate service for the area. The alternative site analysis examined 17 sites within the geographic service area. The analysis revealed that the other proposed Preference sites were not as desirable as the subject site for several reasons with the most common limiting factors being an obtrusive/incompatible site design and operability of the site. This facility will improve coverage and capacity in the project area, as well as provide necessary facilities for emergency transmission and improved communication for the neighborhood, and the community.

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;

*Sixteen antennas are proposed to be mounted on the rooftop. Eight antennas will be mounted to existing penthouses behind radiofrequency transparent screens and will not be visible from the public right-of-way. Eight antennas will be roof-mounted behind radiofrequency transparent screens and 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.*

18. **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 behind FRP transparent screens.*

## 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.*

19. **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 of the existing building and will not affect any character-defining features of the building. Eight antennas will be mounted on existing penthouses located in the middle of the roof and will not be visible from the public right-of-way. Eight antennas will be roof mounted and setback 7'4" and 9" from the parapet and will be minimally visible from the public right-of-way. The antennas will be screened behind FRP screens and will appear as part of a penthouses, or as equipment boxes on top of the building. 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.*

20. 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.

21. The Commission hereby finds that approval of the Determination of Compliance authorization would promote the health, safety and welfare of the City.

**DECISION**

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Conditional Use authorization under Planning Code Sections 209.6(b) and 303 to install up to sixteen 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 5 (Preferred Location Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within a RC-4 (Residential - Commercial, High-Density) Zoning District and an 80-T-130-T Height and Bulk District and subject to the conditions of approval attached hereto as **Exhibit A**.

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

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **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 209.6(b) and 303 to install a wireless telecommunications service facility consisting of up to sixteen panel antennas with related equipment at a Location Preference 5 (Preferred Location Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, as part of AT&T's wireless telecommunications network within a RC-4 (Residential - Commercial, High-Density) Zoning District, the North of Market Residential 1 Special Use District (SUD), a Fringe Financial Service Restricted Use District (RUD), and an 80-T-130-T 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](http://www.sf-planning.org).*

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

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

### DESIGN – COMPLIANCE AT PLAN STAGE

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

*For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, [www.sf-planning.org](http://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](http://www.sf-planning.org).*

#### MONITORING - AFTER ENTITLEMENT

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

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

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

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

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

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

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

**8. Implementation Costs - WTS.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## OPERATION

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

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

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

15. **Out of Service – WTS.** The Project Sponsor or Property Owner shall remove 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](http://www.sf-planning.org)*

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

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

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

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

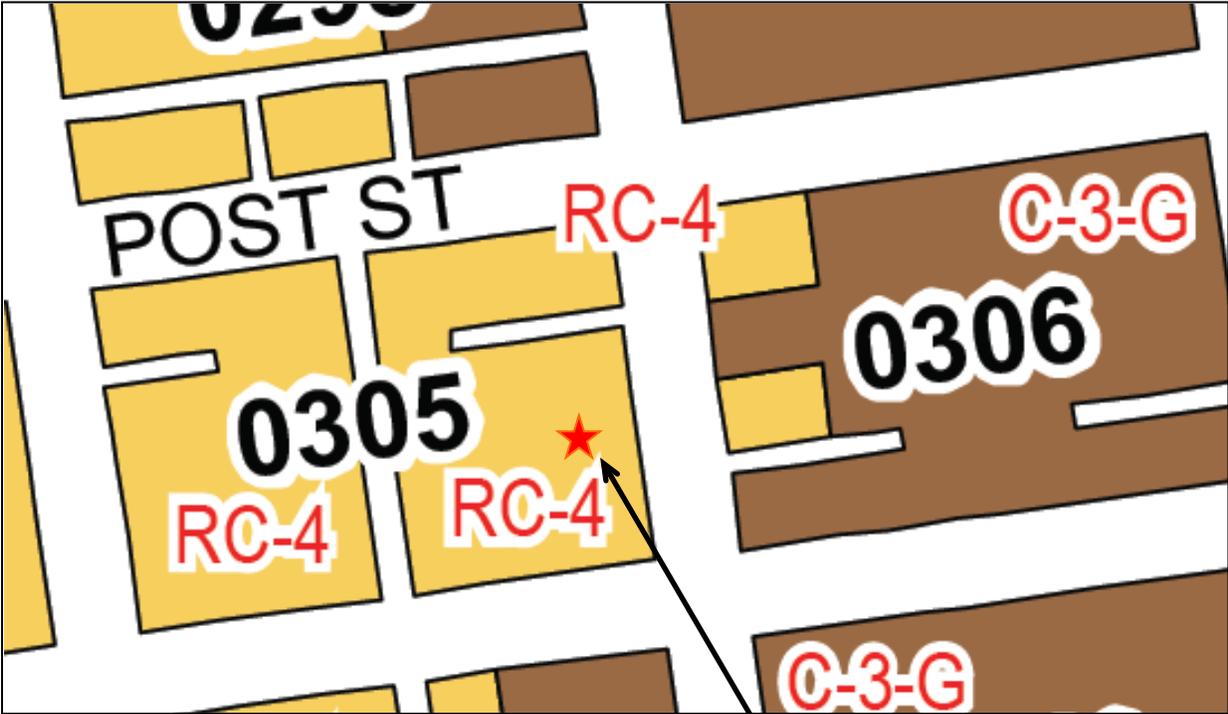
18. **Transfer of Operation – WTS.** Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is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

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

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

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

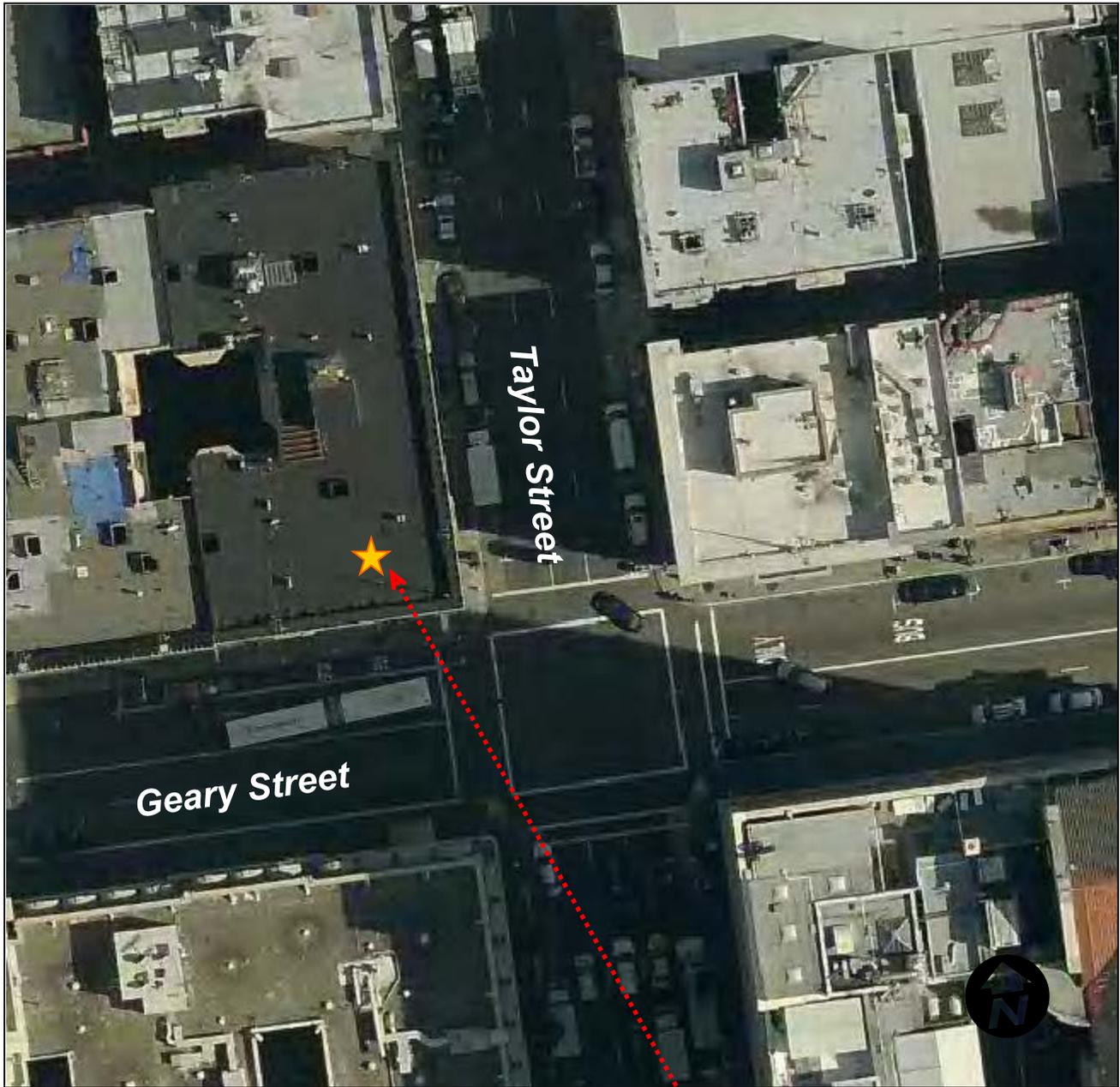
# Zoning Map



SUBJECT PROPERTY



# Aerial Photo



**SUBJECT PROPERTY**

Case Number 2012.0691C  
AT&T Mobility WTS Facility  
501 Taylor St

# Parcel Map

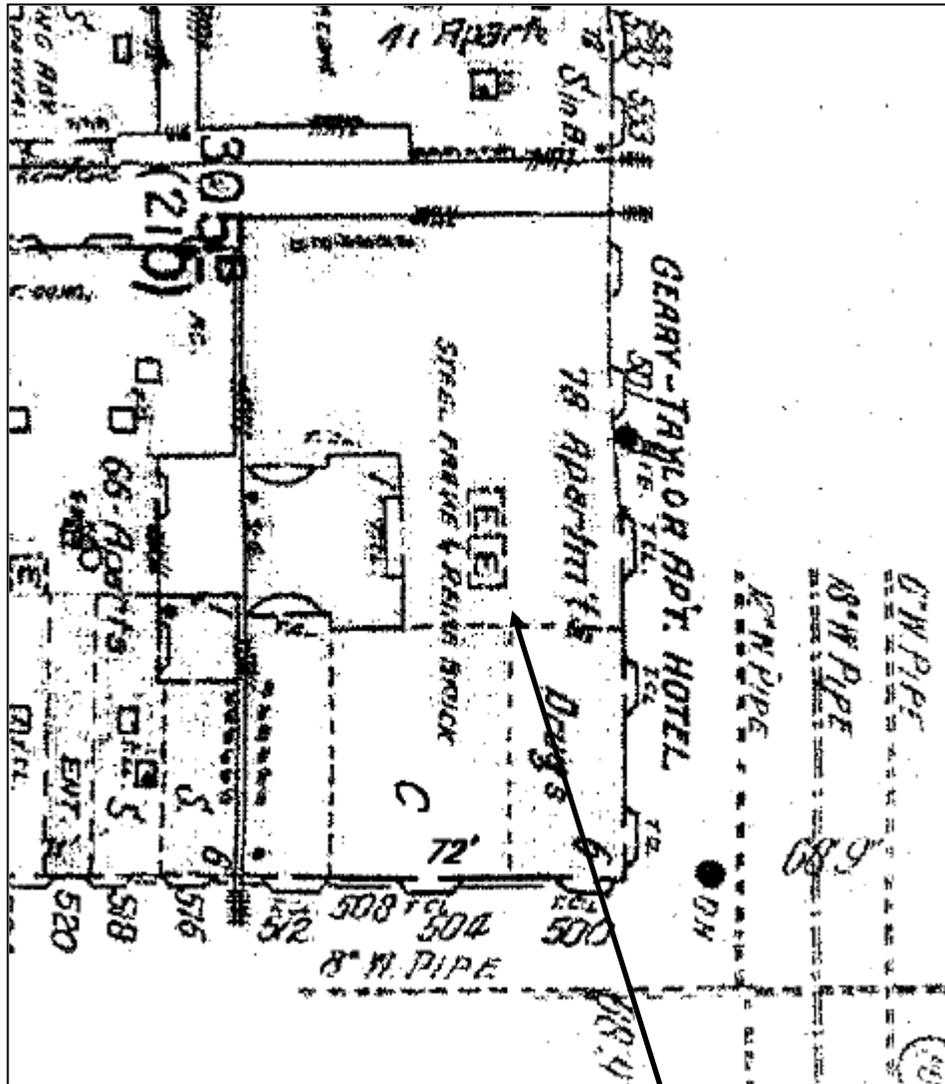


**SUBJECT PROPERTY**

Case Number 2012.0691C  
AT&T Mobility WTS Facility  
501 Taylor St



# 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.*



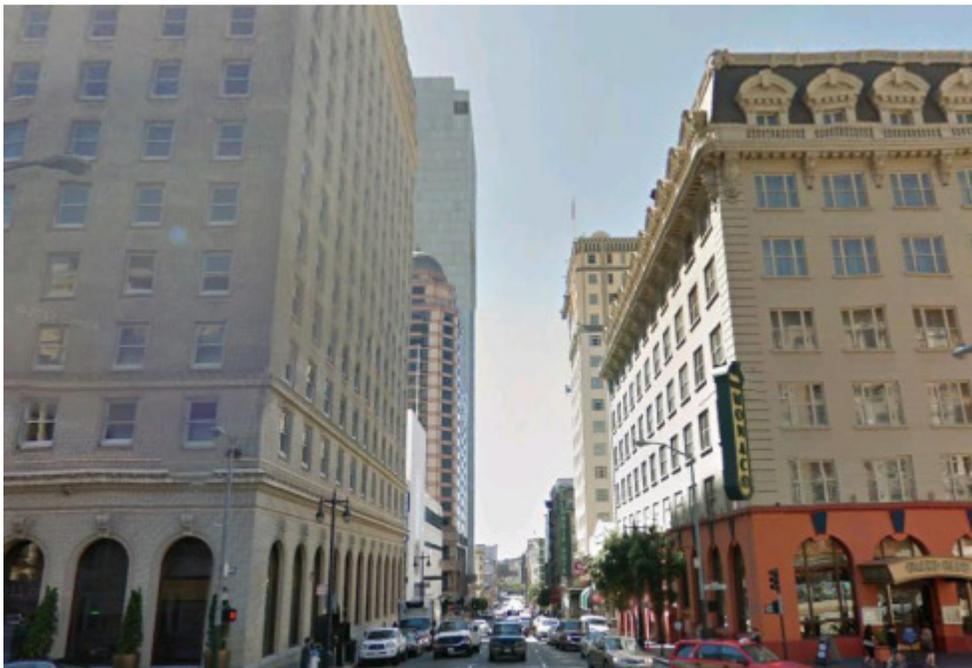
Case Number 2012.0691C  
AT&T Mobility WTS Facility  
501 Taylor St

**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:



**Facing North on Taylor Street**



**Facing South on Taylor Street**



**Facing East on Geary Street**



**Facing West on Geary Street**

# Existing



# Proposed



Antenna Close Up



Photo simulation as seen looking northwest from Taylor Street

# Existing



# Proposed



proposed AT&T antennas  
not visible beyond roof line

*Photo simulation as seen looking northeast from Geary Street*

Prepared by: **WW** 11.20.2012  
WW Design & Consulting, Inc.  
1654 Candellero Court  
Walnut Creek, CA 94598  
info@photosims.com



**CN5878 501 Taylor**  
501 Taylor Street, San Francisco, CA 94102

# Existing



# Proposed

proposed AT&T antennas  
not visible beyond roof line



proposed AT&T antennas  
not visible beyond roof line



*Photo simulation as seen looking northeast from Geary St at Shannon St*

Prepared by:

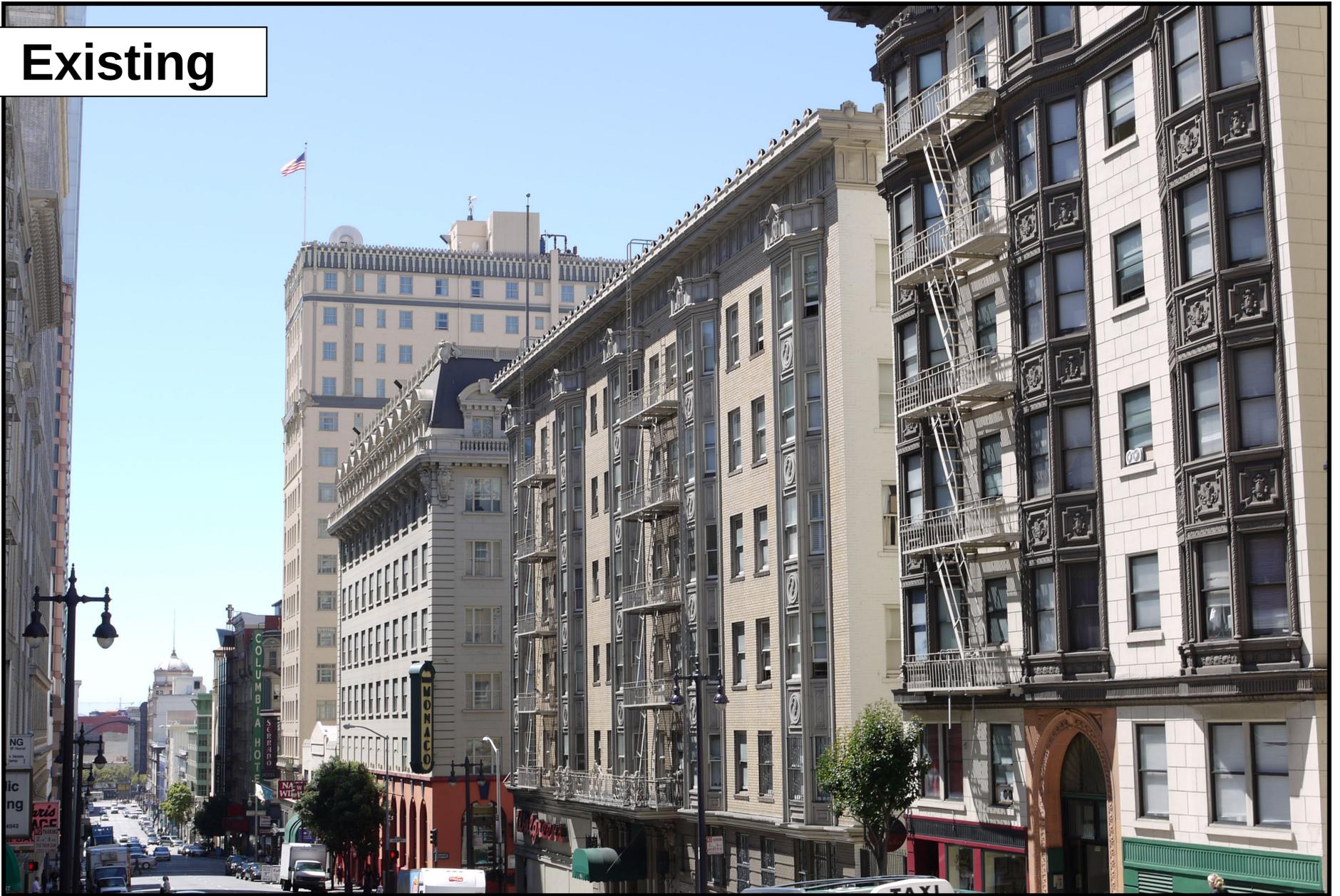


11.20.2012  
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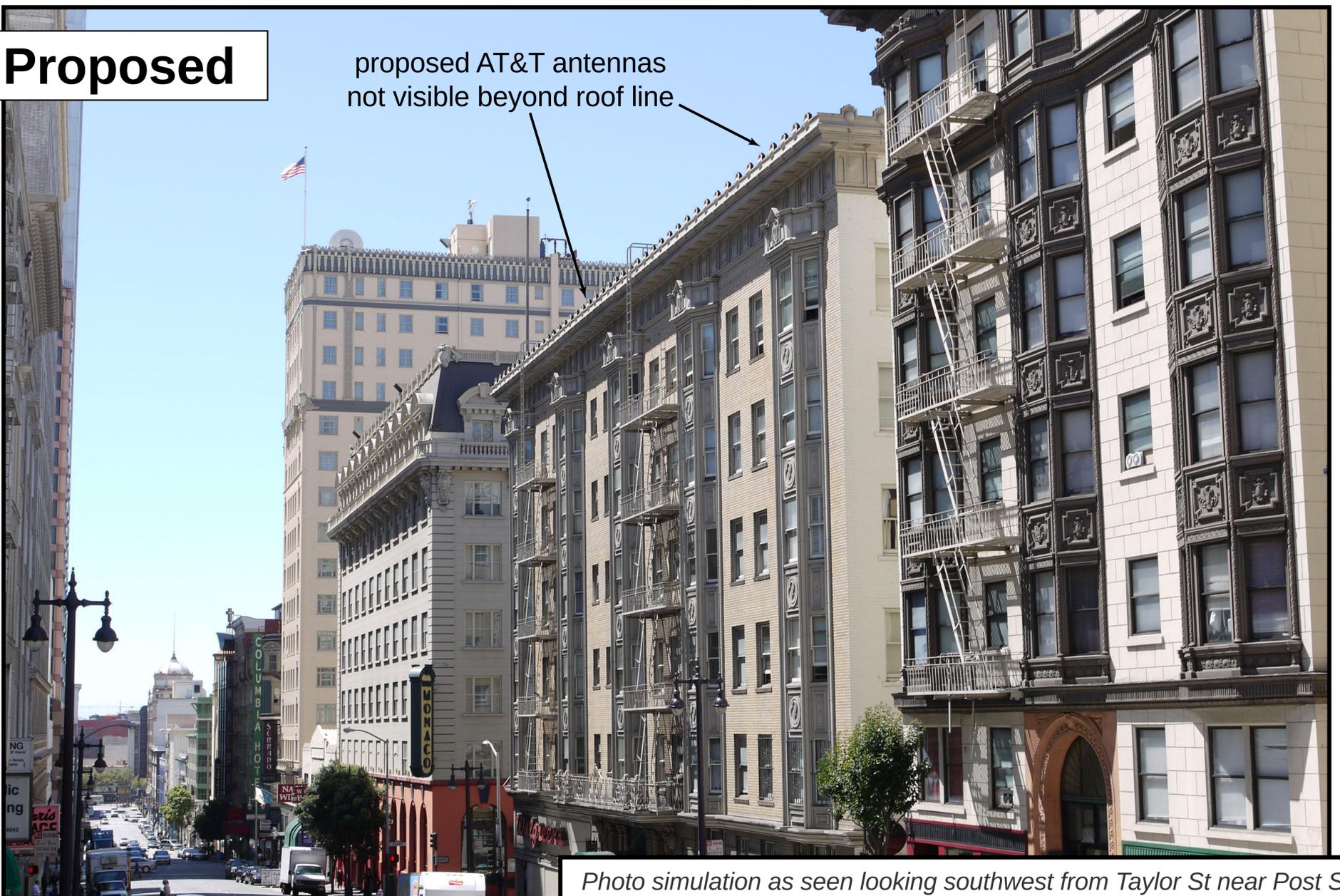
**CN5878 501 Taylor**  
501 Taylor Street, San Francisco, CA 94102

# Existing



# Proposed

proposed AT&T antennas  
not visible beyond roof line



*Photo simulation as seen looking southwest from Taylor St near Post St*

**AT&T Mobility • Proposed Base Station (Site No. CN5878)  
501 Taylor 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. CN5878) proposed to be located at 501 Taylor 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 <sup>2</sup>	1.00 mW/cm <sup>2</sup>
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

The site was visited by the undersigned engineer during normal business hours on April 11, 2012, a non-holiday weekday, and reference has been made to information provided by AT&T, including zoning drawings by Michael Wilk Architecture, dated March 7, 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 8 Isotropic Electric Field Probe (Serial No. P-0036). The meter and probe were under current calibration by the manufacturer.

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

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

*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.



**AT&T Mobility • Proposed Base Station (Site No. CN5878)**  
**501 Taylor Street • San Francisco, California**

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 sixteen Powerwave Model P45-16-XLH-RR directional panel antennas above the roof of the six-story mixed-used building located at 501 Taylor Street. The antennas would be installed in groups of four with up to 6° downtilt. Two groups would be installed on short poles above the northeast and southeast corners of the roof, mounted at an effective height of about 84½ feet above ground, 8½ feet above the roof, and would be oriented toward 45°T and 140°T. A third group would be installed on the side of the stairwell penthouse above the center of the roof, mounted at an effective height of about 91 feet above ground, 15 feet above the roof, and would be oriented toward 220°T. The remaining group would be installed on the side of the elevator penthouse near the northwest corner of the building, mounted at an effective height of about 88½ feet above the ground, 12½ feet above the roof, and would be oriented toward 300°T.

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

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

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

The maximum effective radiated power proposed by AT&T in any direction is 8,150 watts, representing simultaneous operation at 6,120 watts for PCS, 1,000 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 were noted buildings of similar height on all sides.

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 0.0044 mW/cm<sup>2</sup>, which is 0.81% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to be below 1.8% of the limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 61 feet out from the antenna faces and to much lesser distances above, below, and to the sides; this does not reach any publicly accessible areas.



**AT&T Mobility • Proposed Base Station (Site No. CN5878)  
501 Taylor Street • San Francisco, California**

9. Describe proposed signage at site.

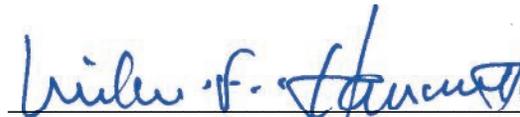
It is recommended that barricades be erected, as shown in Figure 1 attached, to preclude public access near the antennas above the northeast and southeast corners of the roof. To prevent occupational exposures in excess of the FCC guidelines, no access within 22 feet directly in front of the antennas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

10. Statement of authorship.

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2013. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

**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 501 Taylor Street in San Francisco, California, can comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Marking roof areas and posting explanatory signs is recommended to establish compliance with occupational exposure limitations.



William F. Hammett, P.E.

707/996-5200



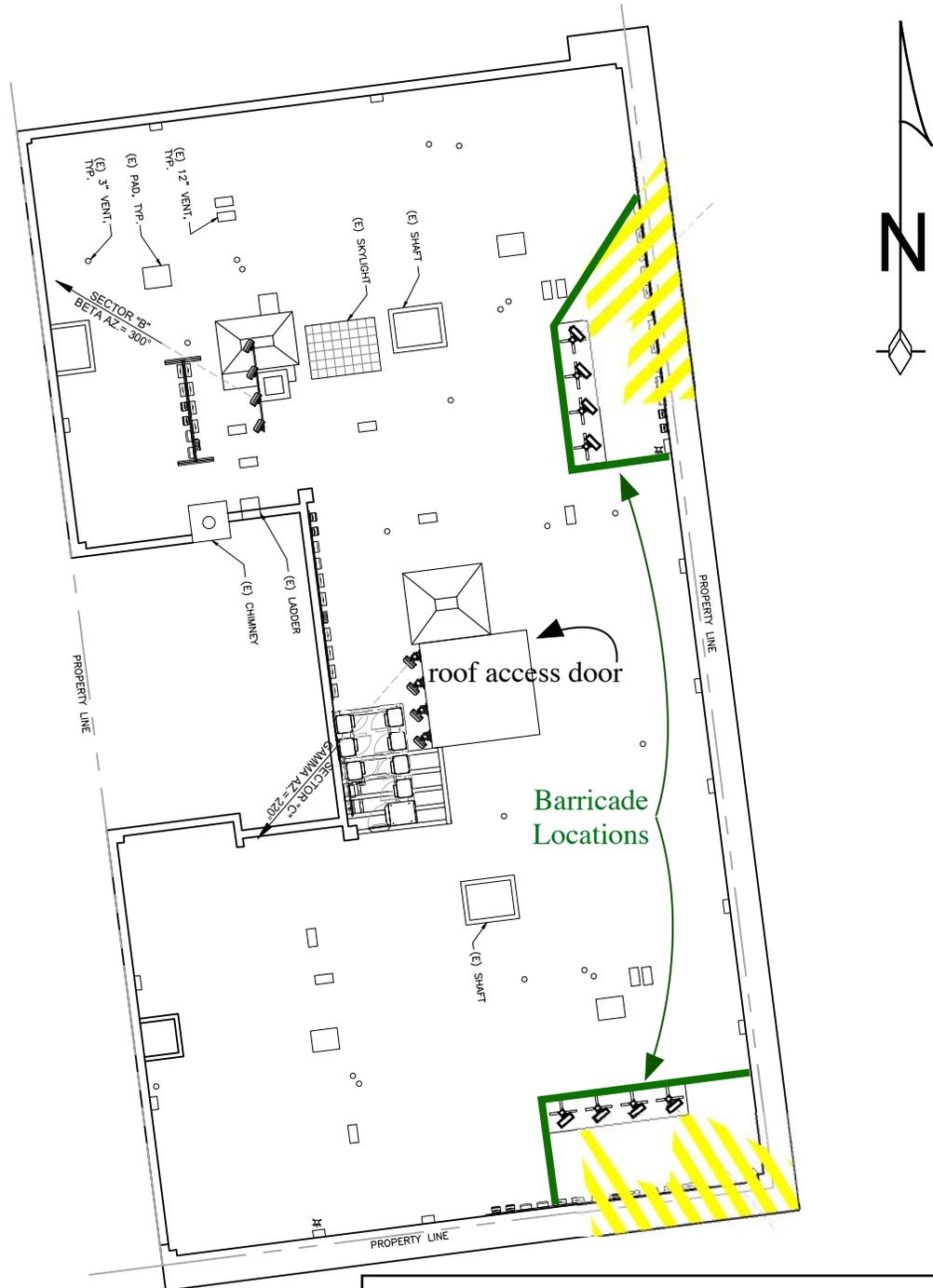
April 17, 2012

\* 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.



AT&T Mobility • Proposed Base Station (Site No. CN5878)  
501 Taylor Street • San Francisco, California

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



Notes:  
Base drawing from Michael Wilk Architecture, dated March 7, 2012.  
Barricades should be erected as shown to preclude access by the public to areas in front of the antennas.  
“Worker Notification Areas” should be marked with yellow paint stripes, and explanatory warning signs should be posted outside the areas, readily visible to authorized workers needing access. See text.



**Review of Cellular Antenna Site Proposals**

**Project Sponsor :** AT&T Wireless **Planner:** Michelle Stahlhut  
**RF Engineer Consultant:** Hammett and Edison **Phone Number:** (707) 996-5200  
**Project Address/Location:** 501 Taylor St  
**Site ID:** 1594 **SiteNo.:** CN5878

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: 8150 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: 8150 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: 0.0044  $\text{mW}/\text{cm}^2$     Maximum RF Exposure Percent: 0.81
- X 9. Signage at the facility identifying all WTS equipment and safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards. (WTS-FSG, Section 10.9.2). Discuss signage for those who speak languages other than English.
 

<input checked="" type="checkbox"/> Public_Exclusion_Area	Public Exclusion In Feet:	<u>61</u>
<input checked="" type="checkbox"/> Occupational_Exclusion_Area	Occupational Exclusion In Feet:	<u>22</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 no antennas operated by AT&T Wireless installed on the roof top of the building at 501 Taylor 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 16 new antennas. The antennas will be mounted at a height of between 84 and 91 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.0044 mW/sq cm., which is 0.81 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 61 feet and does not reach any publicly accessible areas. If the 61 foot public exclusion area extends above the adjacent rooftops located to the southwest on Geary Blvd. or the northwest across Isadora Duncan Lane than the building owners should be notified and appropriate precautions taken. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Worker should not have access to within 22 feet of the front of the antennas while they are in operation. Barricades should be installed to prevent access to the rooftop areas between antennas in sectors oriented at 45 and 140 degrees.

       **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: 5/29/2012

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  
501 Taylor St

STATEMENT OF GORDON SPENCER

I am the AT&T radio frequency engineer assigned to the proposed wireless communications facility at 501 Taylor 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 Post, O'Farrell, Mason and Jones Streets.

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

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

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

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

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

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

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

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

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

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

Gordon Spencer



May 22, 2011

# Service Improvement Objective (CN5878)

501 Taylor St



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

# Exhibit 2 - Proposed Site at 501 Taylor St (CN5878)

Service Area BEFORE site is constructed

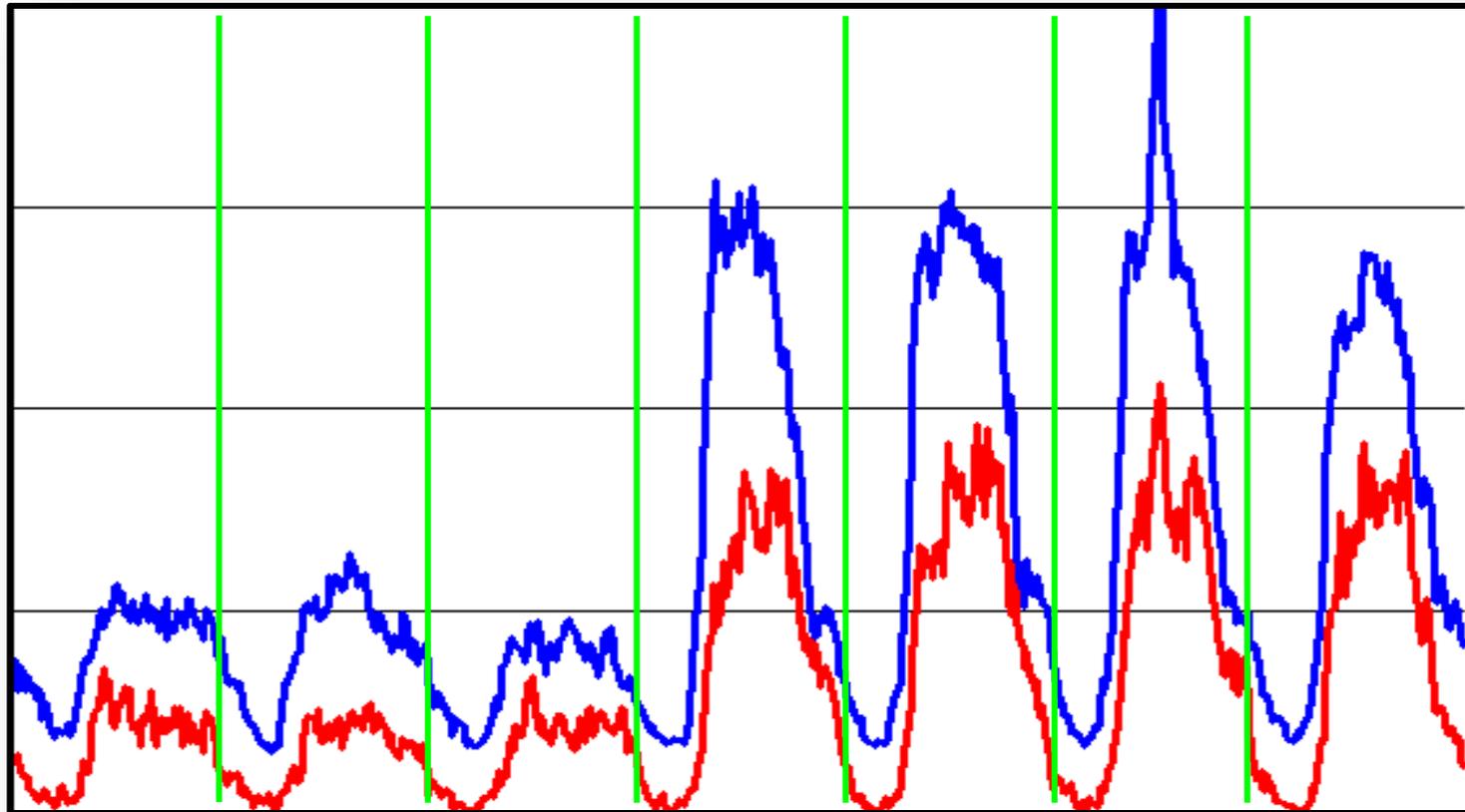


- ▲ Existing Macro Sites
- ⊕ Existing Micro Sites
- ▲ Proposed Macro Site
- Acceptable Service Coverage during High Demand Periods
- ▨ Service Coverage Gap during High Demand Periods
- Service Coverage Gap during All Demand Periods

May 21, 2012

# Exhibit 3 - Current 7-Day Traffic Profile for the Location of CN5878

— Data Traffic  
— Voice Traffic

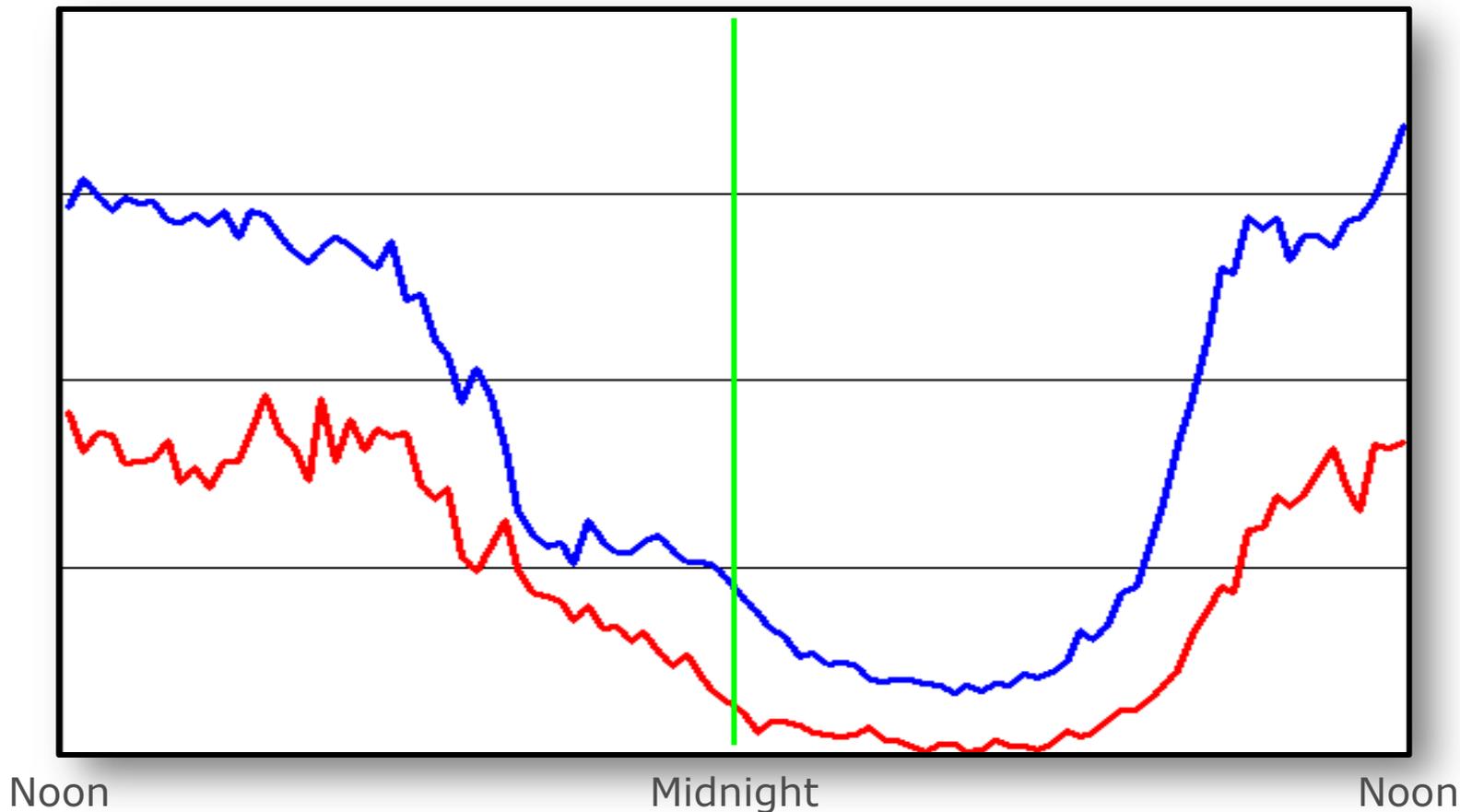


Monday

Sunday

# Exhibit 3 - Current 24-Hour Traffic Profile for the Location of CN5878

— Data Traffic  
— Voice Traffic



# Exhibit 4 - Proposed Site at 501 Taylor St (CN5878)

Service Area AFTER site is constructed

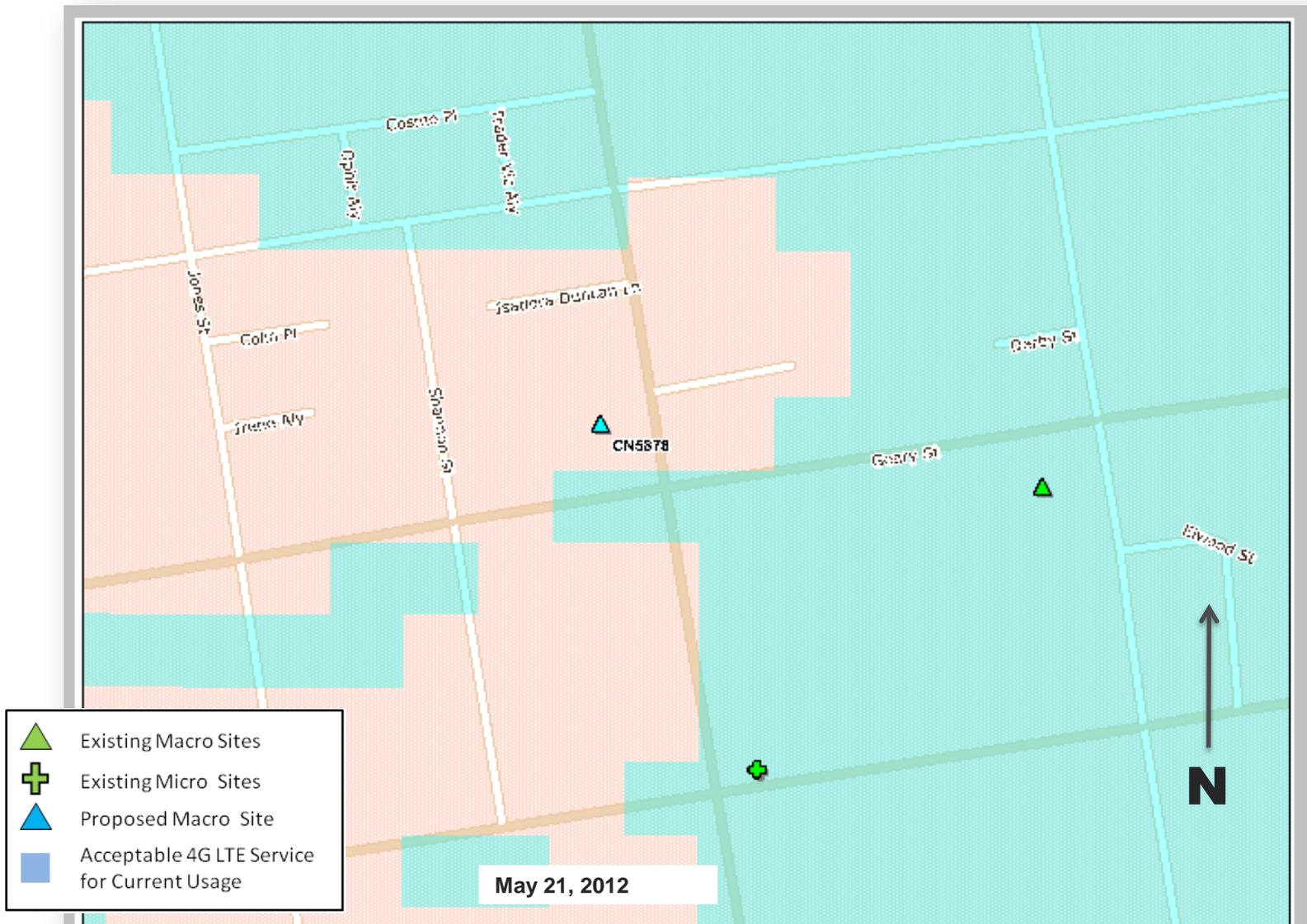


- ▲ Existing Macro Sites
- ✚ Existing Micro Sites
- ▲ Proposed Macro Site
- Acceptable Service Coverage during High Demand Periods
- ▨ Service Coverage Gap during High Demand Periods
- Service Coverage Gap during All Demand Periods

May 21, 2012

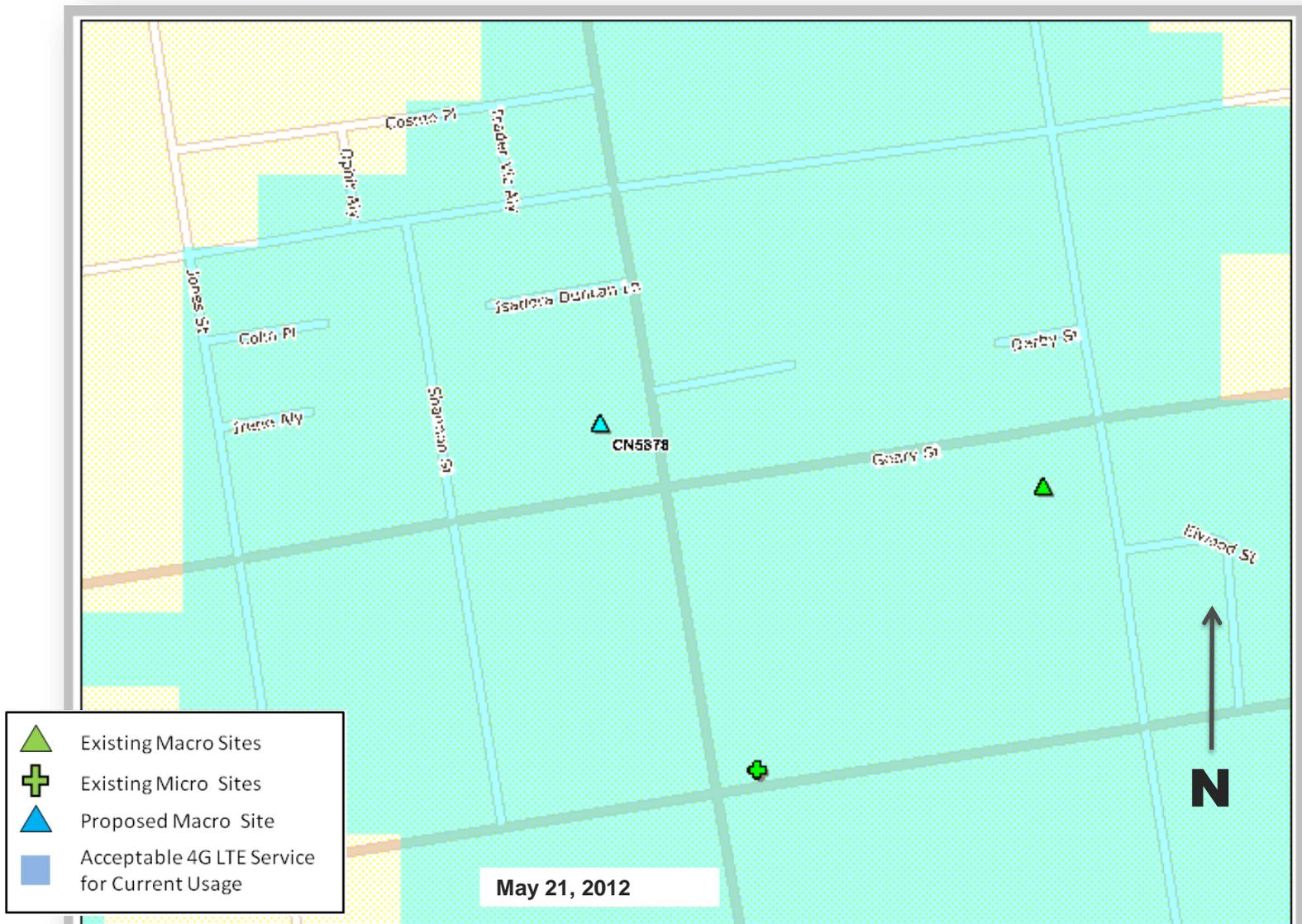
# Exhibit 5 - Proposed Site at 501 Taylor St (CN5878)

4G LTE Service Area BEFORE site is constructed

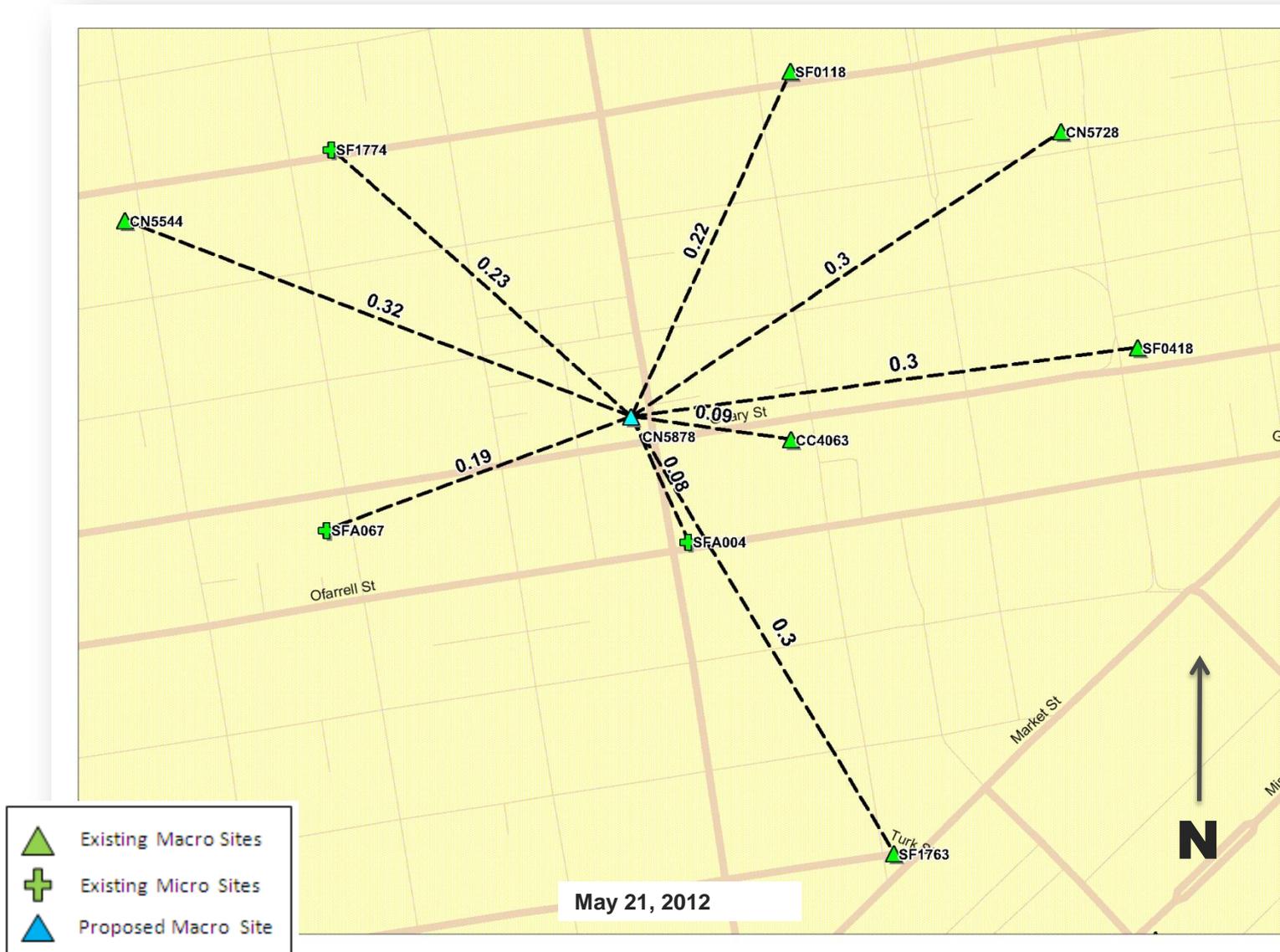


# Exhibit 6 - Proposed Site at 501 Taylor St (CN5878)

4G LTE Service Area AFTER site is constructed



# Existing Surrounding Sites at 501 Taylor St CN5878



## **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:

### **Location Preference**

Pursuant to the WTS guidelines, the proposed installation located at 501 Taylor Street (the Subject Location) is a Preference 5 Preferred Site, in that the building is mixed use with commercial on the ground floor and residential on the upper floors. The subject site is located in the RC-4 zoning district.

Preference 5 locations are defined as follows: *Mixed use buildings (housing above commercial or other non-residential space) are also Preferred Location Sites provided they are located in RC-3 and RC-4 Districts or NC-2, NC-3 or NC-S Districts, or other districts not otherwise noted in Preferences 6 and 7.*

### **Site Justification**

The Subject Location is a mixed use building in a high density district within the RC-4 zone, a Preference 5 Location under the WTS Guidelines. The proposed installation consists of installing sixteen (16) wireless antennas mounted on the roof top of an existing mixed use building, with the associated equipment located on the roof top on a new platform in the middle of the roof. Eight (8) antennas will be mounted on two separate penthouses located in the middle of the roof-top and not visible from public viewing points. Eight (8) antennas will be roof mounted above Taylor and Geary Streets setback from the parapet as to be minimally visible from public view. This site is located in the neighborhood commercial corridor of the Tenderloin neighborhood, where much of the surrounding neighborhood consists of the RC-4 and C-3-G zoning districts. Although C-3-G zoning is a permitted use for a WTS facility, the surrounding C-3-G buildings either have heights that are much too tall for a WTS facility or the building owners are not interested in a WTS facility. As a Preference 5 Preferred Location within the defined search area, and where the proposed facility is entirely screened from view, the Subject Location is the least intrusive means by which AT&T Mobility can close the existing significant service coverage gap.

The area within the search ring is within the RC-4 and C-3-G zoning district, an area primarily characterized by mixed use buildings, wholly multifamily residential and wholly commercial buildings. The following list of alternative site locations evaluated by AT&T demonstrates that

there is no less intrusive site than the Proposed Location to fill the significant service coverage gap.

### **Alternatives Sites Location**

In order to achieve the service goals as previously defined, AT&T Mobility network engineers considered site locations in the area defined by the search ring in the previously attached “Service Improvement Objective” map. The area roughly bounded by Post, O’Farrell, Mason and Jones Streets.

The area within the search ring is primarily comprised of wholly commercial, wholly multifamily residential and mixed use buildings within the Taylor Street and Geary Street intersection within the RC-4 zoning district. The corner of Taylor Street and Geary Street is the optimal location given the building height and clear visibility of Taylor and Geary Streets and adjacent residential neighborhoods. Below is a list of the alternative site locations evaluated by the AT&T network engineers and site acquisition team.

Permitted Use Sites



Alternative A – 530 Taylor

The building located at 530 Taylor Street is a publically used structure (parking garage) located within the C-3-G zoning district. WTS facilities located within the C-3-G zoning district are typically considered principally permitted uses under Section 227h of the SF Planning Code. As a two-story structure, this building is much shorter than the Subject Location leading to an overall height loss of approximately 60-feet. As a 2-story structure located in between two – 5 – and 6 – story buildings respectively, a WTS facility at this location would be unable to provide the required signal path for a rooftop WTS facility. As such, a WTS facility at this location would be unable to fill the significant service coverage gap. As a result, it was determined that this was not a feasible alternative.



Alternative B – 490 Geary

The building located at 490 Geary Street is a wholly commercial building (The Warwick Hotel) located within the C-3-G zoning district. WTS facilities located within the C-3-G zoning district are typically considered principally permitted uses under Section 227h of the SF Planning Code. As this building height meets the requirements for a WTS facility in this area, AT&T pursued this location as a possible candidate, however, the building owner was not interested in entering into a lease agreement with AT&T for a WTS facility. As a result, this location was eliminated as a viable alternative.



Alternative C – 480 Geary

The building located at 480 Geary Street is a mixed use building located within the C-3-G zoning district. WTS facilities located within the C-3-G zoning district are typically considered principally permitted uses under Section 227h of the SF Planning Code. The building height meets the requirements for a WTS facility in this area. However, the building to the west, (The Warwick Hotel) is taller than the subject building and would compromise the signal path in that direction. In addition, due to the location of the fire escapes on the south side of the rooftop along Geary Street, it would be extremely difficult to design a facility that would satisfy the 10-point checklist of the San Francisco Department of Health for determining compliance of proposed WTS facilities with current safety standards. Therefore, it was determined that this was not a feasible alternative.



Alternative D – 495 Geary

The building located at 495 Geary Street is a wholly commercial building (The Clift Hotel) located within the C-3-G zoning district. WTS facilities located within the C-3-G zoning district are typically considered principally permitted uses under Section 227h of the SF Planning Code. The building height is approximately 130 ft. taller than the subject building. A building this tall does not meet the height requirements for a WTS facility in this area. Therefore, it was determined that this was not a feasible alternative.



Alternative E – 445 Geary

The building located at 445 Geary Street is a wholly commercial building located within the C-3-G zoning district. WTS facilities located within the C-3-G zoning district are typically considered principally permitted uses under Section 227h of the SF Planning Code. AT&T has an existing macro facility located on the adjacent building at 415 Geary Street. As such, a macro facility at this location would interfere with the existing macro facility at 415 Geary Street. As a result, this location was eliminated as a viable alternative.



Alternative F – 420 Taylor

The building located at 420 Taylor Street is a wholly commercial building that includes a publically used parking garage located within the C-3-G zoning district. WTS facilities located within the C-3-G zoning district are typically considered principally permitted uses under Section 227h of the SF Planning Code. This site is the location of the existing AT&T microcell facility. As it is the main objective of AT&T to upgrade WTS facilities in place where possible, AT&T pursued this location as a candidate for the proposed macro facility upgrade (Building Permit # 2011.07.22.86). However, after extensive lease negotiations, AT&T and the landlord of this location were unable to come to agreeable lease terms for the required lease amendment. As a result, this location was eliminated as a viable candidate for the macro facility upgrade.

Upon construction of the proposed macro facility at 501 Taylor Street, and final integration within the existing and planned network, AT&T intends to decommission and remove the existing microcell facility at 420 Taylor Street as requested under the WTS Guidelines.



Alternative G – 301 Mason

The building located at 301 Mason Street is a publically used structure (parking garage) located within the C-3-G zoning district. WTS facilities located within the C-3-G zoning district are typically considered principally permitted uses under Section 227h of the SF Planning Code. The building height meets the requirements for a WTS facility in this area. However, the building is located outside of the service area and would not meet the requirements for on street and inbuilding coverage along Taylor and Geary Streets. In addition, this location is close to another AT&T WTS facility located at 333 Mason Street (CC4063), therefore there would be potential interference issues with the nearby facility. Therefore, it was determined that this was not a feasible alternative.

1. Publically Used Structures:



Alternative H – 450 O'Farrell

The building located at 450 O'Farrell Street is a religious institution (Fifth Church of Christ, Scientist) located within the RC-4 zoning district. As a publically used structure, this location is considered a Preference 1 location according to the WTS Guidelines. This building is one block outside of the service area and is listed as under a National Register building. Due to its location outside of the service area, this building would be unable to provide the signal path required to close the significant service coverage gap. In addition, due to the historic character of this building and the surrounding neighborhood, it would be difficult to design a WTS facility at this location that would have minimal impact to its historic character. As a result, this location was eliminated as a viable candidate.



Alternative I – 415 Taylor

The building located at 415 Taylor Street is a publically used structure (parking garage) located within the RC-4 zoning district. As a publically used structure, a WTS facility is considered a Preference 1 location according to the WTS Guidelines. As a mid-block structure located in between taller structures, a rooftop facility at this location would be unable to provide an unimpeded signal path to the defined service area. As a result, it was determined that this was not a feasible alternative.

2. Co-Location Site: There were no Preference 2 Co-Location Sites identified, therefore none were evaluated.
3. Industrial or Commercial Structures: There were no Preference 3 Locations (wholly industrial or commercial structures) where existing visual obstructions/clutter on the roof or along the roofline would, in a commercially practicable manner, be removed as part of the installation. Mixed Use structures are classified at Preference 5 Locations in the RC-4 zoning district. Therefore no Preference 3 Locations were evaluated.
4. Industrial or Commercial Structures: There were no Preference 4 Locations (wholly industrial or commercial structures) where existing visual obstructions/clutter on the roof or along the roofline would are not required to be removed as part of the installation. Mixed Use structures are classified at Preference 5 Locations in the RC-4 zoning district. Therefore no Preference 4 Locations were evaluated.
5. Mixed Use Buildings in High Density Districts:



Alternative J – 573 Post

The building located at 573 Post Street is a mixed use structure located within the RC-4 zoning district, a Preference 5 location under the WTS Guidelines. Although the building provides the necessary height for a WTS facility, the location of the building is one block outside of the defined search area. In addition, due to the location of the fire escape and the rooftop clearance required, it would be difficult to design a facility that would satisfy the 10-point checklist of the San Francisco Department of Health for determining compliance of proposed WTS facilities with current safety standards. As a result, it was determined that this was not the most suitable candidate.



Alternative K – 555 Taylor

The building located at 555 Taylor Street is a mixed use structure located within the RC-4 zoning district, a Preference 5 location under the WTS Guidelines. Although the building provides the necessary height for a WTS facility, the location of the building is one block from the defined search area. In addition, due to the location of the fire escapes and the rooftop clearance required, it would be difficult to design a facility that would satisfy the 10-point checklist of the San Francisco Department of Health for determining compliance of proposed WTS facilities with current safety standards.



Alternative L – 535 Taylor

The building located at 535 Taylor Street is a mixed use structure located within the RC-4 zoning district, a Preference 5 location under the WTS Guidelines. Although the building provides the necessary height for a WTS facility, RF propagation to the south towards the intersection of Geary and Taylor Street would be impeded by the subject building at 501 Taylor Street. In addition, the building to the north is taller and would cause RF propagation interference to the north. As a mid-block structure located in between taller structures, a roof top facility at this location would be unable to provide an unimpeded signal path to the defined service area. As a result, it was determined that this was not a feasible alternative.



Alterative M – 518 Taylor

The building located at 518 Taylor Street is a mixed use structure located within the RC-4 zoning district, a Preference 5 location under the WTS Guidelines. Although the building provides the necessary height for a WTS facility, RF propagation to the south towards the intersection of Geary and Taylor Street would be impeded by the neighboring building (Warwick Hotel). Therefore, it was determined that this was not the most feasible alternative.



Alternative N – 550 Geary

The building located at 550 Geary Street is wholly commercial structure (Hotel Adagio) located within the RC-4 zoning district, a Preference 5 location under the WTS Guidelines. The building height is approximately 90 ft. taller than the subject building. A building this tall does not meet the height requirements for a WTS facility in this area. Therefore, it was determined that this was not a feasible alternative.



Alternative O – 520 Geary

The building located at 520 Geary Street is a mixed use structure located within the RC-4 zoning district, a Preference 5 location under the WTS Guidelines. Although the building provides the necessary height for a WTS facility, RF propagation to the east towards the intersection of Geary and Taylor Street would be impeded by the subject building at 501 Taylor Street. A roof top facility at this location would be unable to provide an unimpeded signal path to the defined service area. As a result, it was determined that the subject building was a more feasible location.



Alternative P – 535 Geary

The building located at 535 Geary Street is a mixed use structure located within the RC-4 zoning district, a Preference 5 location under the WTS Guidelines. The building height is approximately 40 ft. taller than the subject building. A building this tall does not meet the height requirements for a WTS facility in this area. Therefore, it was determined that this was not a feasible alternative.



Alternative Q – 501 Geary

The building located at 501 Geary Street is a wholly commercial building (Hotel Monaco) located within the RC-4 zoning district, a Preference 5 Location under the WTS Guidelines. The building height is approximately 40 ft. taller than the subject building. A building this tall does not meet the height requirements for a WTS facility in this area. In addition, the architectural features of the parapet would make it difficult to integrate a roof top facility without substantially altering the architectural character of the building. As a result, it was determined that this was not a feasible candidate.

## Alternative Site Locations Summary

	Location	Block/Lot	Zoning District	Building Type	WTS Pref.
A	530 Taylor	0306/016	C-3-G	Parking Garage	PU
B	490 Geary	0306/012	C-3-G	Wholly Commercial	PU
C	480 Geary	0306/009	C-3-G	Mixed Use	PU
D	495 Geary	0316/013	C-3-G	Wholly Commercial	PU
E	445 Geary	0316/018A	C-3-G	Wholly Commercial	PU
F	420 Taylor	0316/010	C-3-G	Wholly Commercial	PU
G	301 Mason	0316/002	C-3-G	Parking Garage	PU
H	450 O'Farrell	0317/007	RC-4	Religious Institution	1
I	415 Taylor	0317/002	RC-4	Parking Garage	1
J	573 Post	0306/017	RC-4	Mixed Use	5
K	555 Taylor	0305/001	RC-4	Mixed Use	5
L	535 Taylor	0305/003	RC-4	Mixed Use	5
M	518 Taylor	0306/015	RC-4	Mixed Use	5
N	550 Geary	0305/009	RC-4	Mixed Use	5
O	520 Geary	0305/007	RC-4	Mixed Use	5
P	535 Geary	0317/027	RC-4	Mixed Use	5
Q	501 Geary	0317/001	RC-4	Mixed Use	5

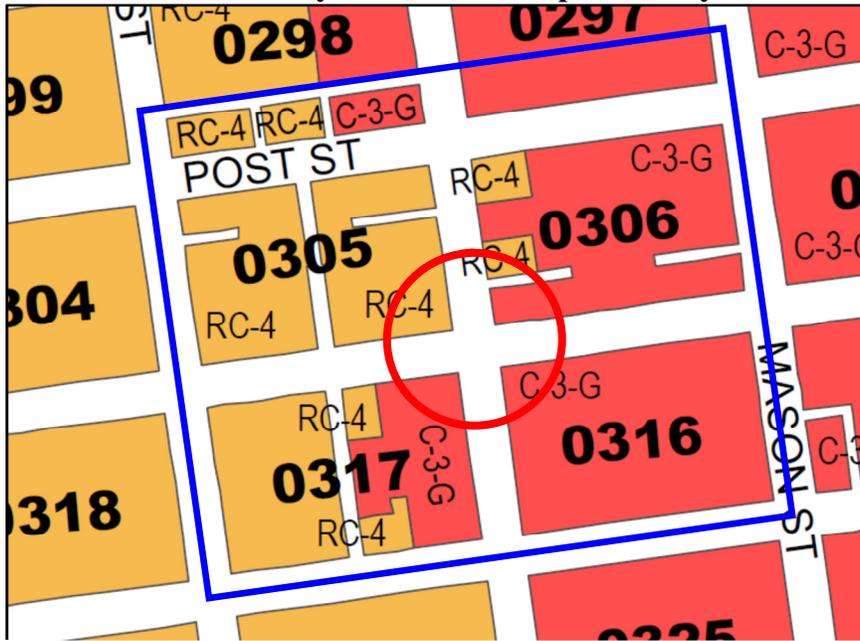
The attached map identifies the location and applicable zoning use district for each alternative location evaluated.

### Alternative Analysis Map – 501 Taylor Street



-  Search Ring
-  Service Objective

### Alternative Site Analysis Land Use Map – 501 Taylor Street



-  Search Ring
-  Service Objective



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

August 15, 2012

Michelle Stahlhut, Planner  
San Francisco Department of Planning  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Re: Community Meeting for proposed AT&T Mobility facility at 501 Taylor Street

Dear Michelle,

On August 14, 2012, AT&T Mobility conducted a community meeting regarding the proposed wireless facility at 501 Taylor Street. The attached notification announced the community meeting was to be held at the Tenderloin Recreation Center, 570 Ellis Street at 6:30 pm. Notice of the community meeting was mailed to 2,264 building owners and tenants within 500 feet of the proposed installation and to 20 neighborhood organizations.

I conducted the meeting on behalf of AT&T Mobility as the project sponsor and gave a brief overview of the proposed WTS facility. Boe Hayward with AT&T public affairs was in attendance to explain the need for an AT&T upgrade. Dane Erikson of Hammett and Edison, Inc. a third party independent licensed radio frequency engineer by the State of California was there to answer any questions regarding the radio frequency report for the proposed site. Carolina Roberts from Permit Me and Luis Cuadra with Berg Davis were also in attendance. Sixteen community members attended the meeting. Most of them were residents of 501 Taylor Street.

Most of the questions asked were EMF related. Dane Erikson explained RF safety standards and the tests that were conducted at this site to ensure that the safety limits were adhered to.

Following are additional questions that were asked and responded to:

- What are the dimensions of the antennas?
- Why was 501 Taylor chosen for this site?
- How long does the construction process take?

Copies of the signed community meeting affidavit, meeting notice and sign-in sheet are attached. In addition is a copy of a signed petition with 43 signatures from residents of 501 Taylor Street that are opposed to the project.

Sincerely,

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



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

I, Eric Lentz, do hereby declare as follows:  
(print name)

1. I have conducted a **Community Outreach Meeting** for the proposed new construction or alteration prior to submitting a building permit in accordance with Planning Commission Pre-Application Policy.

2. The meeting was conducted at Tenderloin Recreation Center, 570 Ellis Street  
(Meeting Location)

on August 15, 2012 from 6:30pm – 7:30pm.  
(Date) (Time)

3. I have included the **mailing list, meeting initiation, sign-in sheet, issue/response summary, and reduced plans** with the Conditional Use Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.

4. I have prepared these materials in good faith and to the best of my ability.

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

EXECUTED ON THIS DAY, August 15 2012 IN SAN FRANCISCO

\_\_\_\_\_  
Signature

Eric Lentz  
Name (type or print)

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

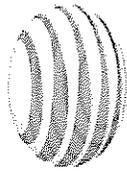
501 Taylor Street  
Project Address



at&t

501 Taylor, Community Meeting

Name	Address	Phone/Email
OSCAR F. MONTEMAYOR	535 Taylor St.	(415) 771-4595
Shiela B. MONTEMAYOR	535 Taylor St.	(415) 771-4595
Samantha Montemayor	535 Taylor St.	} (415) 771-4595
Ethan Montemayor	535 Taylor St.	
Albert Tactay	535 Taylor Apt. 106 St.	405-409-2143
cherrylyn Tactay	535 Taylor Apt. 106	415-298-5804
REGINALD VAUGHAN	555 TAYLOR ST., APT. 401, 94102	regvaughan@yahoo.com
Robert G. JOHNSON	501 TAYLOR ST. #404	n/a
Sumiko YAMAMOTO	501 Taylor St #315	(415) 928-6261
William JEFF	501 TAYLOR #310	441-1261
MASAKO MARYAMA	501 TAYLOR st. #205 sf 94102	888-1818
SABURO KATO	501 TAYLOR ST. #606	771-2283



at&t

### 501 Taylor, Community Meeting

Name	Address	Phone/Email
RAY GEORGE	501 TAYLOR ST #210	
Sam Liang (Mai)	777 O'Farrell St. #608	(415) 771-8030
Mei-Hsien Hsu	501 Taylor St. #603	415-576-2268
DAVID	501 #A4 Lo 2 St 101	

# AT&T Facility Opposition Petition

Name	501 Taylor St.	Apt #
HITOMI F. MEDINAS.		615
William WEEKS		310
Simon Huang		605
Jinet Lee		608
Sumiko Yamamoto		315
Chi Mei Ng		202
Cameron D.		202
Tinie		504
	Bum Park	602
Jae kwon Lee		207
RAY SMETHURST		403
Shigome Uchiyama		302
MOHAMMED SHARIF		509
Debra STOCKTON		311
SABURO KATO		606
Stephen Trimble		501

# AT&T Facility Opposition Petition

Name	Apt #
Heng Guo	305
Arjit Subba	604
Ahjoon Moon	412
Suelah Park	304
Guo Lei	514
MIN Yun	507
SUNG Eun	507
ANIS MOHAMMAD	314
NGARJANG SHERPA	604
MASAKO MARYAMA	205
CHENG YIN HU	203
DAVID	101
Ray	607

# AT&T Facility Opposition Petition

Name	Apt #
Vicki Hen	603
Sheela	603
RUI Liang	209
Naoko M. Weeks	310
Alberto Rojas M.A.P.	501
Jeeun Kim.	515
Catherine Zhang	103
Sunny Choi.	609
Yui Jeong	609
Narinthip T.	410
Narunya W.	410
Supinya S.	410
Coloardo J	208
OLIVIA Tam	506



**HAMMETT & EDISON, INC.**  
 CONSULTING ENGINEERS  
 BROADCAST & WIRELESS

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

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

**BY E-MAIL MICHELLE.STAHLHUT@SFGOV.ORG**

July 19, 2012

Ms. Michelle Stahlhut  
 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 501 Taylor Street (Site No. CN5878). This is to fulfill the new 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 sixteen Powerwave Model P45-16-XLH-RR directional panel antennas above the roof of the six-story mixed-used building located at 501 Taylor Street. The antennas would be installed in groups of four with up to 6° downtilt. Two groups would be installed on short poles above the northeast and southeast corners of the roof, mounted at an effective height of about 84½ feet above ground, 8½ feet above the roof, and would be oriented toward 45°T and 140°T. A third group would be installed on the side of the stairwell penthouse above the center of the roof, mounted at an effective height of about 91 feet above ground, 15 feet above the roof, and would be oriented toward 220°T. The remaining group would be installed on the side of the elevator penthouse near the northwest corner of the building, mounted at an effective height of about 88½ feet above the ground, 12½ feet above the roof, and would be oriented toward 300°T. The maximum effective radiated power proposed by AT&T in any direction is 8,150 watts, representing simultaneous operation at 6,120 watts for PCS, 1,000 watts for cellular, and 1,030 watts for 700 MHz service.

AT&T submitted two pairs of coverage maps to the City, dated May 21, 2012, separately showing AT&T's cellular UMTS (850 MHz) and 4G LTE (700 MHz) coverage in the area both before and after the site is operational. 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  
July 18, 2012

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

Further, as part of the application, AT&T provided a current 24-hour traffic profile for the site. The profile indicates that the highest data and voice traffic for this area occurs from about 9:00 AM to about 6:00 PM.

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

As a second step, we conducted our own drive test to measure the actual AT&T UMTS and 4G LTE signal strength in the vicinity of the proposed site. Our fieldwork was conducted on July 12, 2012, between 4:20 PM and 5:40 PM, during peak traffic times as reported by AT&T.

UMTS 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. At the same time, 4G LTE data was collected using a Rohde & Schwarz Spectrum Analyzer Type FSL6 fed by a Mobile Mark Inc., Model RM-WLF-1C10 omnidirectional antenna installed on the roof of our custom-outfitted GMC Safari van. A computer was used in conjunction with the spectrum analyzer and a GPS receiver to automatically collect signal strength and location data at a rate of about 7 samples per second.

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

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

Sincerely yours,

  
William F. Hammett, P.E.

tm





# CN5878

# 501 TAYLOR

501 TAYLOR STREET  
SAN FRANCISCO, CA 94102



PROJECT INFORMATION:  
**CN5878**  
**501 TAYLOR**  
501 TAYLOR STREET  
SAN FRANCISCO, CA 94102

CURRENT ISSUE DATE:  
**12/17/12**

ISSUED FOR:  
**PLAN CHECK**

REV.:	DATE:	DESCRIPTION:	BY:
0	05/29/12	100% ZONING DRAWINGS	FI
1	11/17/12	PLAN CHECK	FI

RFDS	REVISION	VERSION	DATE
SWAP	AZIMUTHS	V1.5	04/12/12

PROJECT ARCHITECT/ENGINEER:  
**MICHAEL WILK ARCHITECTURE**  
229 Ellis Street  
San Francisco, CA 94102  
T: 415-839-9594  
F: 415-359-9961  
www.wilkarch.com

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

**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:

- AT&T OUTDOOR PANEL ANTENNAS AND ANCILLARY EQUIPMENT TO BE MOUNTED ON (E) ROOF & BAY PENTHOUSE. 315 SQUARE FEET
- AT&T EQUIPMENT CABINETS TO BE INSTALLED IN (N) EQUIPMENT SHELTER ON (E) LOWER ROOF. 102 SQUARE FEET
- ANTENNA COAXIAL TRANSMISSION LINES FROM RRU TO ANTENNAS.

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

**DRIVING DIRECTIONS**

FROM: 430 BUSH STREET, SAN FRANCISCO, CA 94108  
TO: 758 DIVISADERO ST, SAN FRANCISCO, CA 94117

- HEAD EAST ON BUSH ST TOWARD CLAUDE LN - 0.1 MI
- TURN RIGHT ONTO MONTGOMERY ST - 0.2 MI
- TURN RIGHT ONTO MARKET ST - 377 FT
- SLIGHT RIGHT ONTO GEARY ST - 0.5 MI
- TURN RIGHT ONTO TAYLOR ST - 98FT

ESTIMATED TIME: 4 MINS  
ESTIMATED DISTANCE: 0.8 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.

**PROJECT TEAM**

**ARCHITECT / ENGINEER:**  
MICHAEL WILK ARCHITECTURE  
229 ELLIS STREET  
SAN FRANCISCO, CA 94102  
CONTACT: FRANCES IGLESIAS  
PHONE: (415) 839-9594  
FAX: (415) 359-9961  
EMAIL: figlesias@wilkarch.com

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

**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

**SITE ACQUISITION:**  
PERMIT ME, INC.  
430 BUSH STREET, 5TH FLOOR  
SAN FRANCISCO, CA 94108  
CONTACT: CAROLINA ROBERTS  
PHONE: (925) 286-1076  
EMAIL: carolinaroberts@permitme.net

**RF ENGINEER:**  
AT&T  
430 BUSH STREET, 5TH FLOOR  
SAN FRANCISCO, CA 94108  
CONTACT: BRANDON LE  
PHONE: (415) 261-8222  
EMAIL: b913y@att.com

**ZONING MANAGER:**  
PERMIT ME, INC.  
430 BUSH STREET, 5TH FLOOR  
SAN FRANCISCO, CA 94108  
CONTACT: ERIC W. LENTZ  
PHONE: (805) 895-4394  
EMAIL: ericlentz@permitme.net

**CONSTRUCTION MANAGER:**  
ERICSSON  
430 BUSH STREET, 5TH FLOOR  
SAN FRANCISCO, CA 94108  
CONTACT: TONY PINO  
PHONE: (415) 760-4921  
EMAIL: nelson.pino@ericsson.com

**PROJECT INFORMATION**

SITE ADDRESS: 501 TAYLOR STREET  
SAN FRANCISCO, CA 94102

A.P.N.: 0305-006

LAND OWNER: 22 BATTERY STREET INC. A CALIFORNIA CORPORATION  
98 BATTERY STREET #600  
SAN FRANCISCO, CA 94111  
CONTACT: ELAINE TYCANGEO  
CONTACT NUMBER: (415) 392-3322

LATITUDE: 37° 33' 57.17" (NAD 83)  
LONGITUDE: 122° 17' 10.21" (NAD 83)

ZONING: -

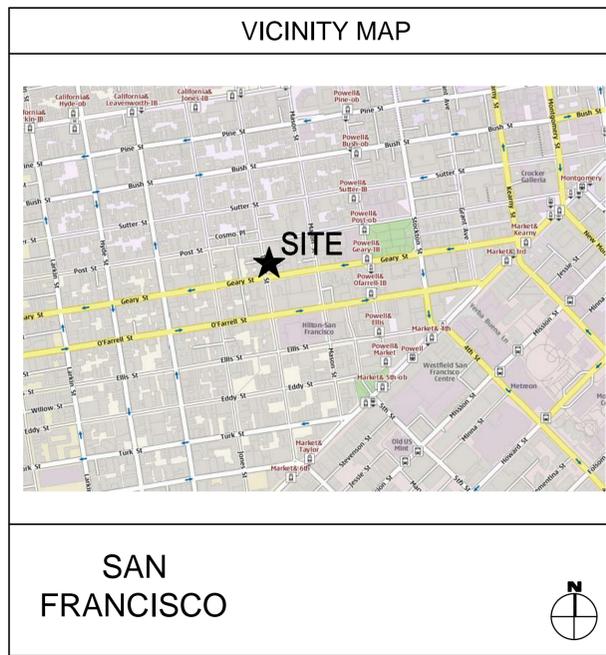
AMSL: 91.2'

JURISDICTION: CITY & COUNTY OF SAN FRANCISCO

TELEPHONE: AT&T

POWER: PG&E

POWER/TELCO CONTACT: AL TAPIA  
(415) 774-1331



**SHEET INDEX**

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

CONSULTANT:

DRAWN BY: \_\_\_\_\_ CHK.: \_\_\_\_\_ APV.: \_\_\_\_\_

FI MWA MW

LICENSER:

SHEET TITLE:

**TITLE SHEET**

SHEET NUMBER:

# T-1

APN: 0305-002

APN: 0305-003



VICINITY MAP  
NTA

PROPERTY INFORMATION

OWNER: 22 BATTERY STREET INC  
ADDRESS: 98 BATTERY STREET #600  
SAN FRANCISCO, CA 94111  
SITE: WALGREENS  
501 TAYLOR STREET  
SAN FRANCISCO, CA 94102  
ASSESSOR'S PARCEL NUMBER: APN: 0305-006  
EXISTING GROUND ELEVATION: GROUND ELEV=91.2 AMSL  
SE CORNER OF BUILDING

LESSOR'S LEGAL DESCRIPTION

THE LAND IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA. RECORDING GRANT DEED, DATED DECEMBER, 23, 1987.  
NO EASEMENTS DESCRIBED ON SAID DOCUMENT CONFLICT WITH THE PROPOSED PROJECT AREA.

TITLE REPORT

NO TITLE REPORT WAS PROVIDED AT THE TIME OF SURVEY.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM, STATE PLANE COORDINATE ZONE 3, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK

ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOD 99 SEPARATIONS, CONSTRAINING TO NGS CONTROL STATION 'LUTZ' ELEVATION=450.0' (NAVD88)

SURVEY DATE

02/09/12

SURVEYOR'S NOTES

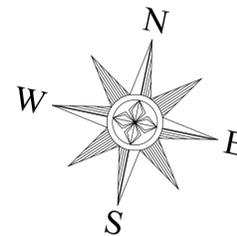
ALL EASEMENTS CONTAINED IN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

UTILITY NOTES

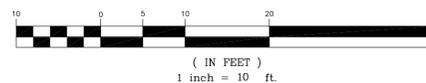
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT U.S.A. AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND

- P.O.B. POINT OF BEGINNING
TFC TOP FACE CURB
R/W RIGHT OF WAY
AC ASPHALT
D/W ACCESS DRIVEWAY
TOP TOP OF SLOPE
SW SIDEWALK
PAR PARAPET
PENT PENTHOUSE
OH ROOF OVER HANG
WATER CONTROL VALVE
FIRE HYDRANT
GUY CONDUCTOR
FOUND AS NOTED
POWER POLE
LIGHT POLE
ELECTRICAL TRANSFORMER
AIR CONDITIONING UNIT
TELEPHONE PEDESTAL
TELEPHONE VAULT
TELEPHONE MANHOLE
GAS VALVE
GAS METER
PROPERTY LINE
CHAIN LINK FENCE
WOOD OR IRON FENCE
CONDUCTOR OR BARBED
RAILROAD TRACKS



GRAPHIC SCALE



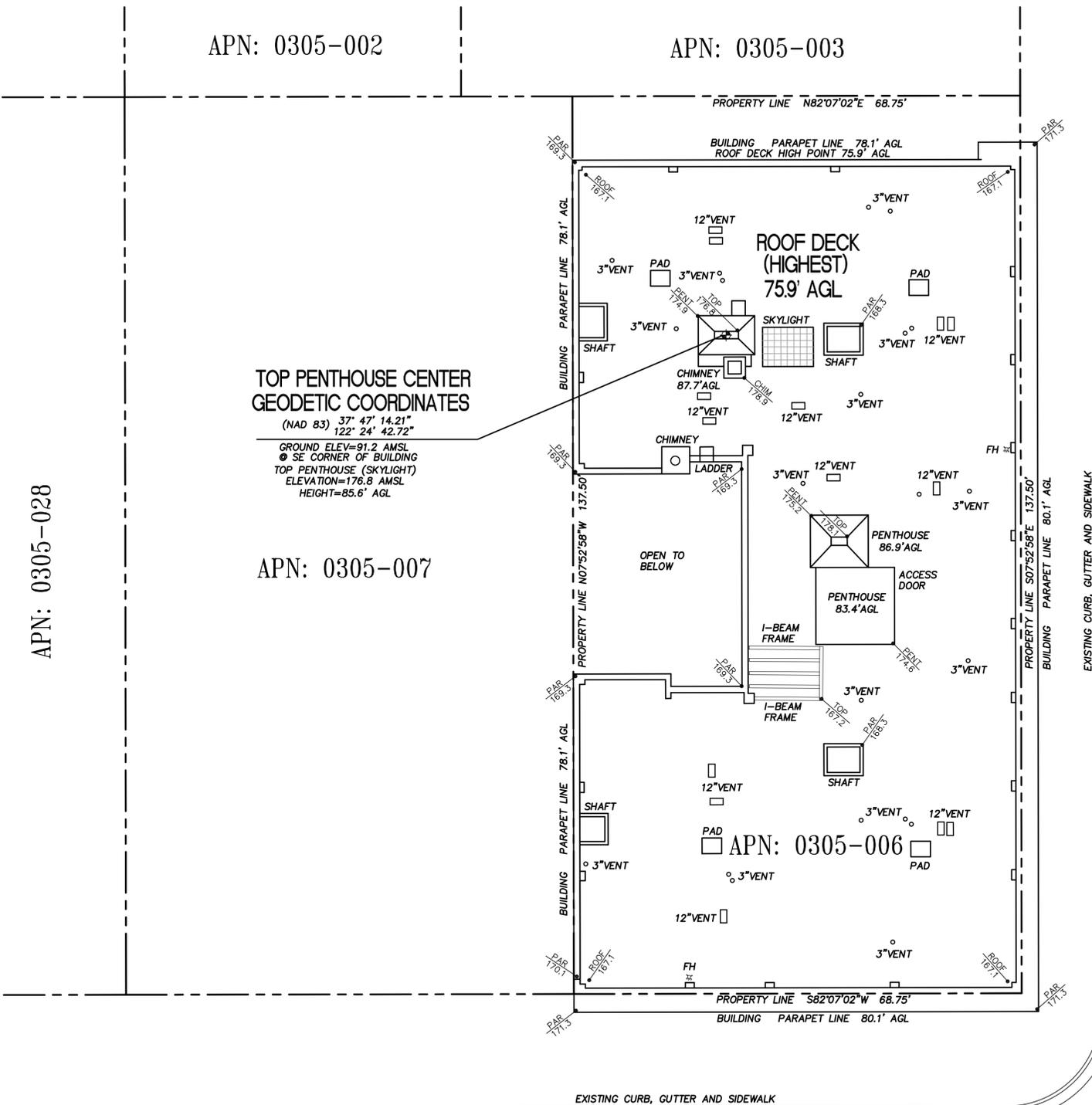
OVERALL SITE PLAN

APN: 0305-028

TOP PENTHOUSE CENTER GEODETIC COORDINATES

(NAD 83) 37° 47' 14.21"
122° 24' 42.72"
GROUND ELEV=91.2 AMSL
SE CORNER OF BUILDING
TOP PENTHOUSE (SKYLIGHT)
ELEVATION=176.8 AMSL
HEIGHT=85.6' AGL

APN: 0305-007



LANDS OF THE
22 BATTERY STREET INC
APN: 0305-006

GEARY STREET

TAYLOR STREET

Table with columns: DATE, DESCRIPTION, REV.
02/11/12 SITE PLAN
05/25/12 revised lat and long

HAYES Land Surveying And Mapping
2530 MADRACAN COURT
CONCORD, CA 94518



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

TOPOGRAPHIC SURVEY
EXISTING CONDITIONS
CN5878
WALGREENS
501 TAYLOR STREET
SAN FRANCISCO, CA
LS-1
SHEET 1 of 1



PROJECT INFORMATION:

**CN5878**

**501 TAYLOR**

501 TAYLOR STREET  
SAN FRANCISCO, CA 94102

CURRENT ISSUE DATE:

**12/17/12**

ISSUED FOR:

**PLAN CHECK**

REV.: DATE: DESCRIPTION: BY:

0	05/29/12	100% ZONING DRAWINGS	FI
1	11/17/12	PLAN CHECK	FI

RFDS REVISION: VERSION: DATE:

SWAP AZIMUTHS	V1.5	04/12/12
---------------	------	----------

PROJECT ARCHITECT/ENGINEER:

**MICHAEL WILK ARCHITECTURE**

229 Ellis Street  
San Francisco, CA 94102  
T: 415-839-9594  
F: 415-359-9961  
www.wilkarch.com

CONSULTANT:

DRAWN BY: CHK.: APV.:

FI	MWA	MW
----	-----	----

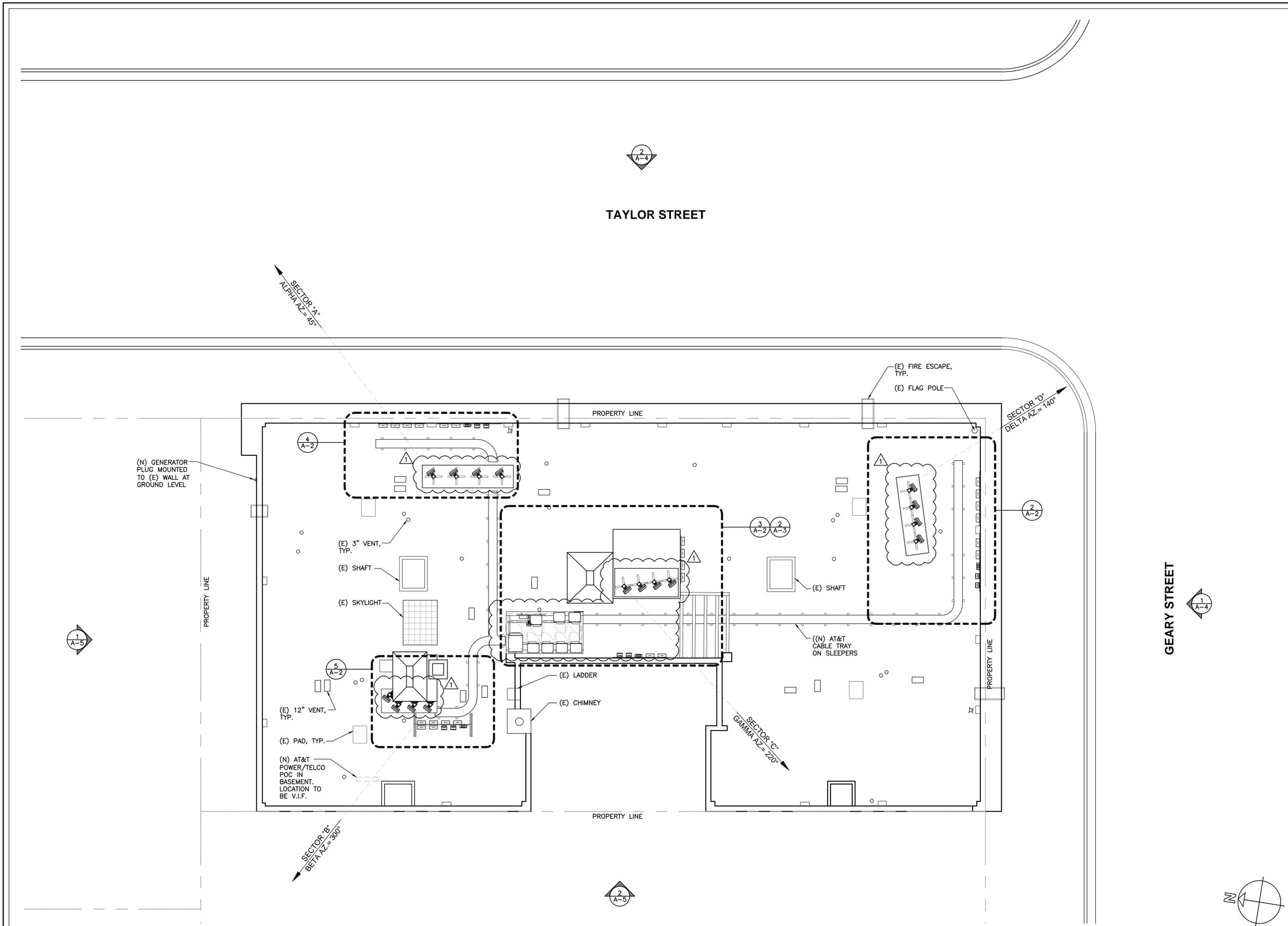
LICENSER:

SHEET TITLE:

**OVERALL SITE/ ROOF PLAN**

SHEET NUMBER:

**A-1**



OVERALL SITE / ROOF PLAN

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

1



PROJECT INFORMATION:  
**CN5878**  
**501 TAYLOR**  
 501 TAYLOR STREET  
 SAN FRANCISCO, CA 94102

CURRENT ISSUE DATE:  
**12/17/12**

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REV.:	DATE:	DESCRIPTION:	BY:
0	05/29/12	100% ZONING DRAWINGS	FI
1	11/17/12	PLAN CHECK	FI

RFDS	REVISION	VERSION	DATE
SWAP	AZIMUTHS	V1.5	04/12/12

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 229 Ellis Street  
 San Francisco, CA 94102  
 T: 415-839-9594  
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 www.wilkarch.com

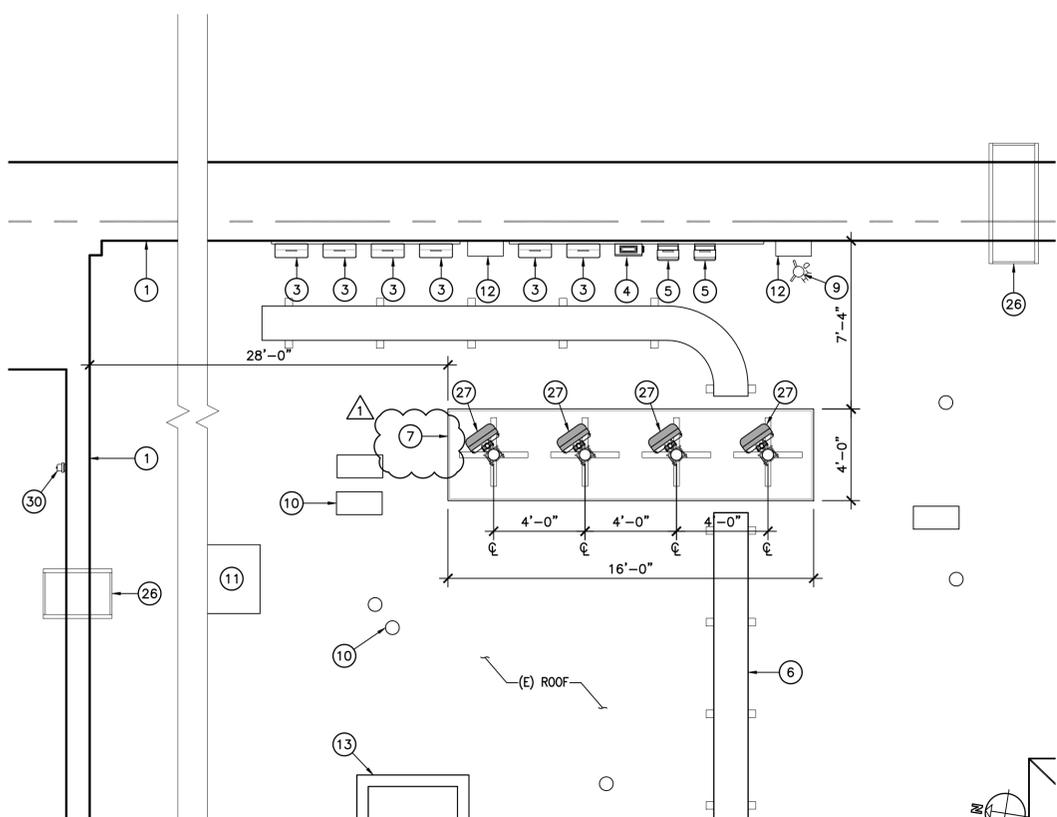
CONSULTANT:

DRAWN BY:	CHK.:	APV.:
FI	MWA	MW

LICENSER:

SHEET TITLE:  
**ENLARGED ANTENNA LAYOUT**

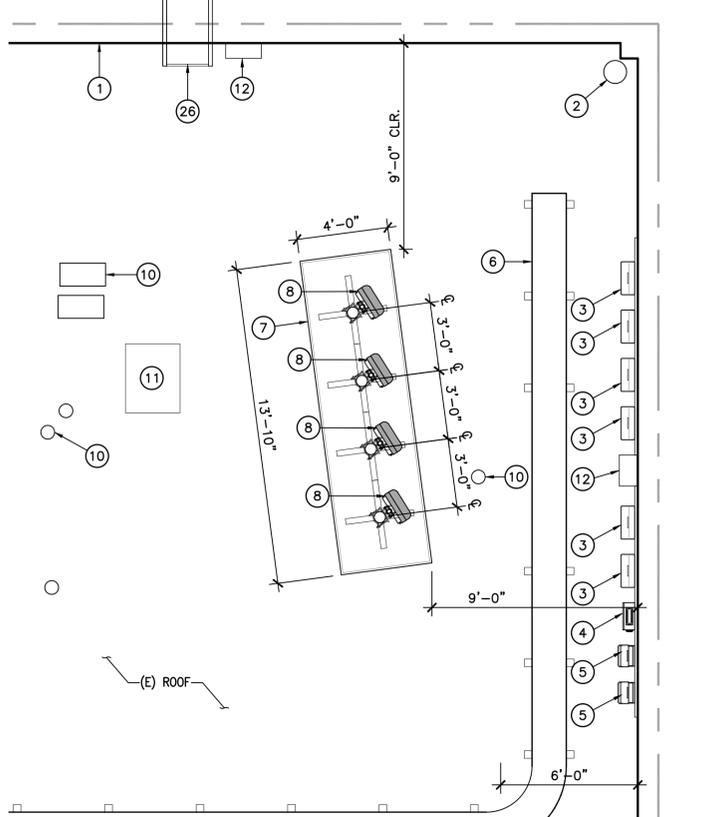
SHEET NUMBER:  
**A-2**



ENLARGED ANTENNA LAYOUT (SECTOR A)

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

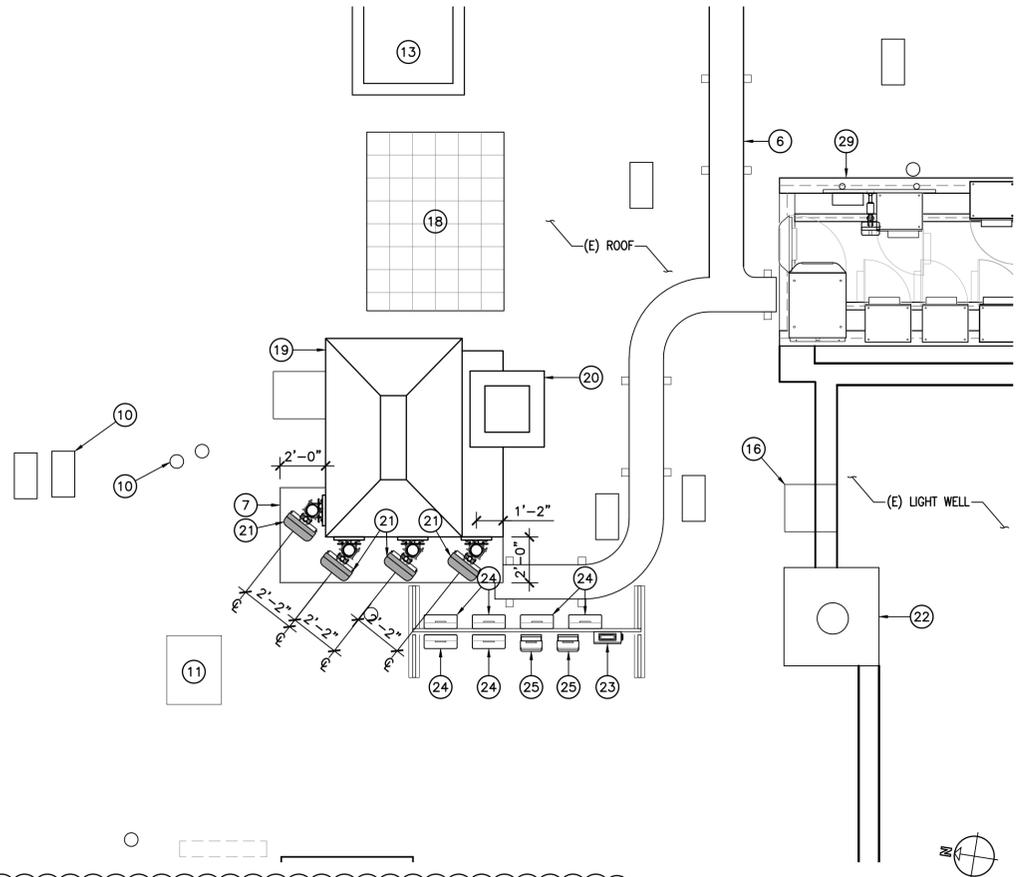
4



ENLARGED ANTENNA LAYOUT (SECTOR D)

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

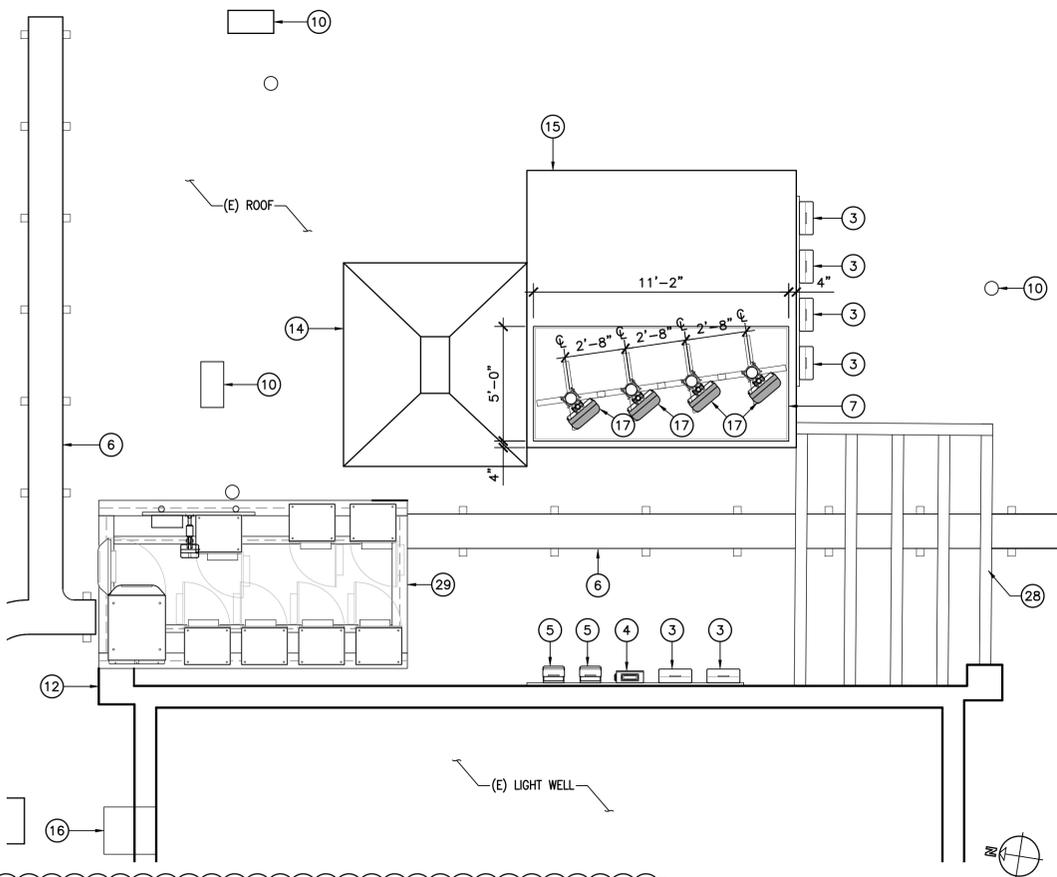
2



ENLARGED ANTENNA LAYOUT (SECTOR B)

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

5



ENLARGED ANTENNA LAYOUT (SECTOR C)

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

3

KEYED NOTES

1

- 1 (E) PARAPET
- 2 (E) FLAGPOLE
- 3 (N) AT&T RRU-S MOUNTED AT (E) PARAPET/PENTHOUSE, TYP OF 18 (6 PER SECTORS 'A', 'C', 'D')-DO NOT STACKED
- 4 (N) AT&T DC SURGE ARRESTOR MOUNTED TO (E) PARAPET, TYP OF 3 (1 PER SECTORS 'A', 'C', 'D')
- 5 (N) AT&T RRH MOUNTED AT (E) PARAPET, TYP OF 6 (2 PER SECTORS 'A', 'C', 'D')-DO NOT STACKED
- 6 (N) AT&T CABLE TRAY ON SLEEPERS
- 7 (N) AT&T FRP SCREEN, TYP.
- 8 (N) AT&T POWERWAVE PANEL ANTENNA (140° AZIMUTH, SECTOR 'D'), TYP OF 4
- 9 (E) ROOFTOP FIRE HYDRANT
- 10 (E) VENT, TYP.
- 11 (E) PAD
- 12 (E) COLUMN
- 13 (E) SHAFT
- 14 (E) ELEVATOR PENTHOUSE
- 15 (E) STAIRWELL PENTHOUSE
- 16 (E) FIRE ESCAPE LADDER
- 17 (N) AT&T POWERWAVE PANEL ANTENNA (220° AZIMUTH, SECTOR 'C') MOUNTED AT (E) PENTHOUSE, TYP OF 4
- 18 (E) SKYLIGHT
- 19 (E) SERVICE ELEVATOR PENTHOUSE
- 20 (E) CHIMNEY
- 21 (N) AT&T POWERWAVE PANEL ANTENNA (300° AZIMUTH, SECTOR 'B') MOUNTED ON H-FRAME AT (E) CHIMNEY, TYP OF 4
- 22 (E) CHIMNEY VENTS
- 23 (N) AT&T DC SURGE ARRESTOR MOUNTED ON (N) H-FRAME TYP. OF 1
- 24 (N) AT&T RRU-S MOUNTED ON (N) H-FRAME, TYP OF 6-DO NOT STACKED
- 25 (N) AT&T RRH MOUNTED ON (N) H-FRAME, TYP OF 2-DO NOT STACKED
- 26 (E) FIRE ESCAPE
- 27 (N) AT&T POWERWAVE PANEL ANTENNA (45° AZIMUTH, SECTOR 'A'), TYP OF 4
- 28 (E) PLATFORM AT ROOF
- 29 (N) AT&T EQUIPMENT PLATFORM AT ROOF
- 30 (N) GENERATOR PLUG MOUNTED TO (E) WALL BELOW



PROJECT INFORMATION:  
**CN5878**  
**501 TAYLOR**  
 501 TAYLOR STREET  
 SAN FRANCISCO, CA 94102

CURRENT ISSUE DATE:  
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RFDS	REVISION	VERSION	DATE
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PROJECT ARCHITECT/ENGINEER:  
**MICHAEL WILK ARCHITECTURE**  
 229 Ellis Street  
 San Francisco, CA 94102  
 T: 415-839-9594  
 F: 415-359-9961  
 www.wilkarch.com

CONSULTANT:

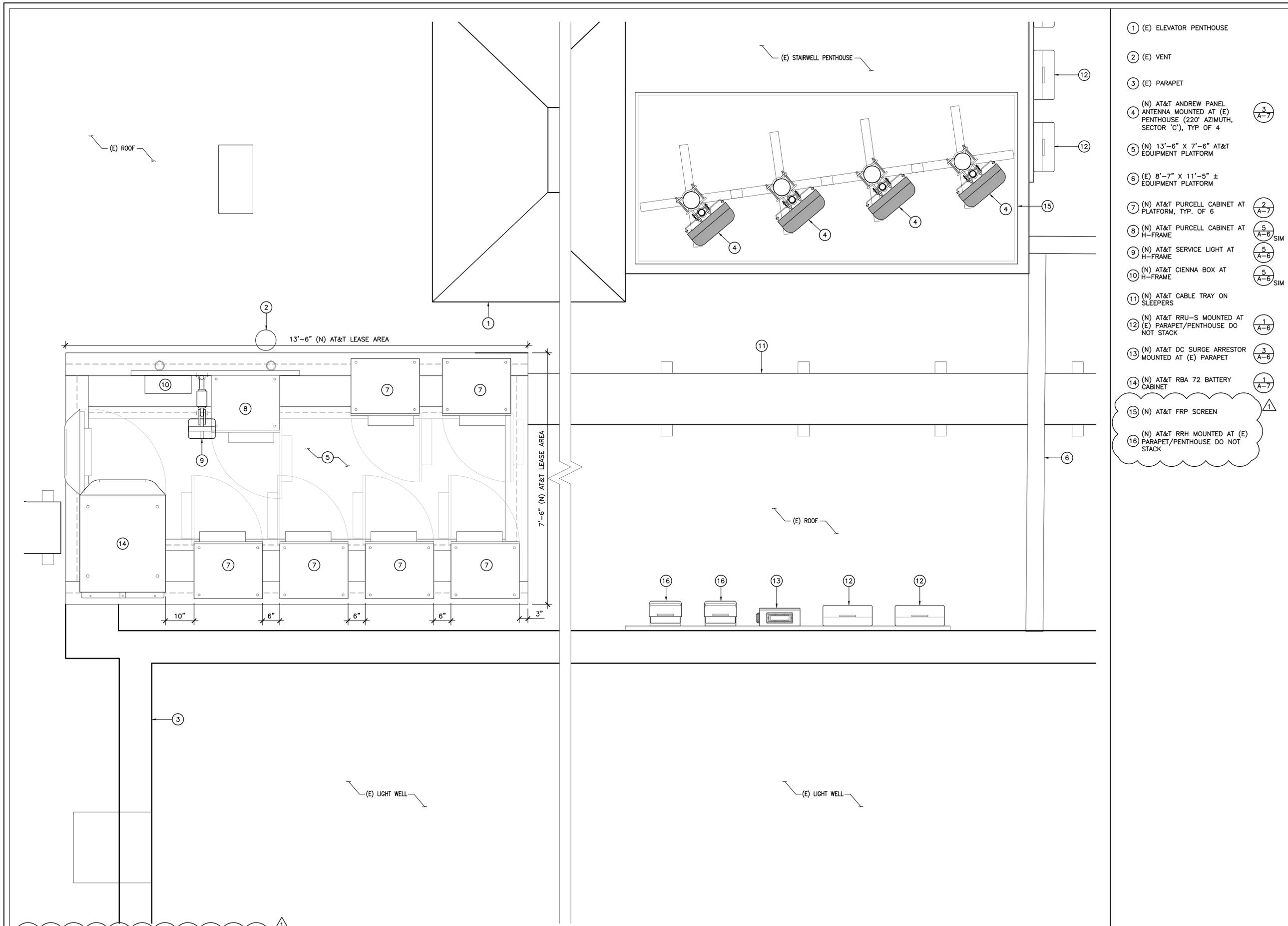
DRAWN BY: \_\_\_\_\_ CHK.: \_\_\_\_\_ APV.: \_\_\_\_\_  
 FI MWA MW

LICENSER:

SHEET TITLE:  
**ENLARGED EQUIPMENT LAYOUT**

SHEET NUMBER:  
**A-3**

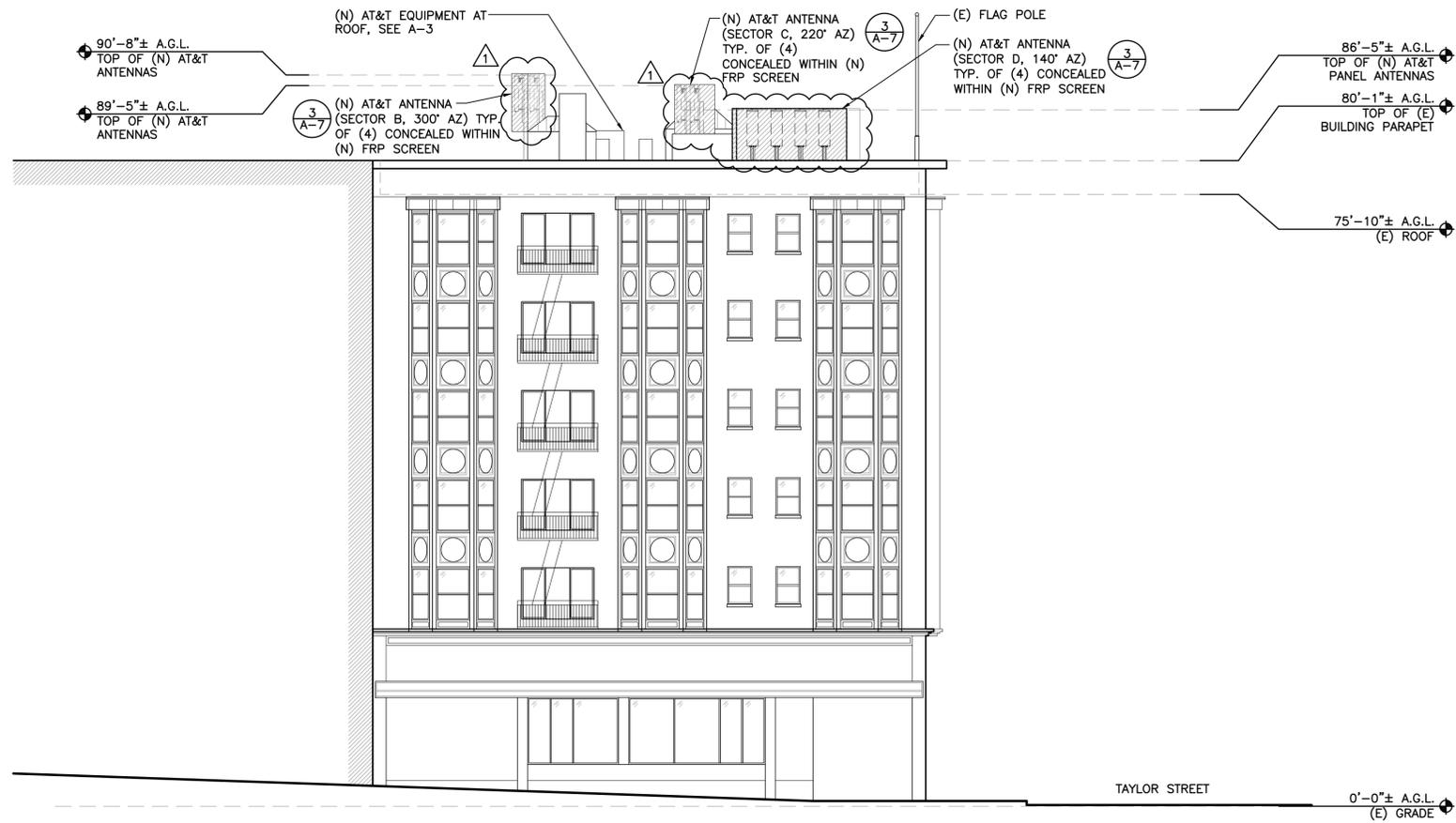
- ① (E) ELEVATOR PENTHOUSE
- ② (E) VENT
- ③ (E) PARAPET
- ④ (N) AT&T ANDREW PANEL ANTENNA MOUNTED AT (E) PENTHOUSE (220° AZIMUTH, SECTOR 'C'), TYP OF 4
- ⑤ (N) 13'-6" X 7'-6" AT&T EQUIPMENT PLATFORM
- ⑥ (E) 8'-7" X 11'-5" ± EQUIPMENT PLATFORM
- ⑦ (N) AT&T PURCELL CABINET AT PLATFORM, TYP. OF 6
- ⑧ (N) AT&T PURCELL CABINET AT H-FRAME
- ⑨ (N) AT&T SERVICE LIGHT AT H-FRAME
- ⑩ (N) AT&T CIENNA BOX AT H-FRAME
- ⑪ (N) AT&T CABLE TRAY ON SLEEPERS
- ⑫ (N) AT&T RRU-S MOUNTED AT (E) PARAPET/PENTHOUSE DO NOT STACK
- ⑬ (N) AT&T DC SURGE ARRESTOR MOUNTED AT (E) PARAPET
- ⑭ (N) AT&T RBA 72 BATTERY CABINET
- ⑮ (N) AT&T FRP SCREEN
- ⑯ (N) AT&T RRH MOUNTED AT (E) PARAPET/PENTHOUSE DO NOT STACK



**ENLARGED EQUIPMENT LAYOUT**

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

2 KEYED NOTES 1



**SOUTH ELEVATION**

SCALE:  
3/32"=1'-0" 1



**EAST ELEVATION**

SCALE:  
1/16"=1'-0" 2



PROJECT INFORMATION:

**CN5878**

**501 TAYLOR**

501 TAYLOR STREET  
SAN FRANCISCO, CA 94102

CURRENT ISSUE DATE:

**12/17/12**

ISSUED FOR:

**PLAN CHECK**

REV.: DATE: DESCRIPTION: BY:

0	05/29/12	100% ZONING DRAWINGS	FI
1	11/17/12	PLAN CHECK	FI

RFDS REVISION VERSION DATE

SWAP AZIMUTHS	V1.5	04/12/12
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PROJECT ARCHITECT/ENGINEER:

**MICHAEL WILK ARCHITECTURE**

229 Ellis Street  
San Francisco, CA 94102  
T: 415-839-9594  
F: 415-359-9961  
www.wilkarch.com

CONSULTANT:

DRAWN BY: CHK.: APV.:

FI	MWA	MW
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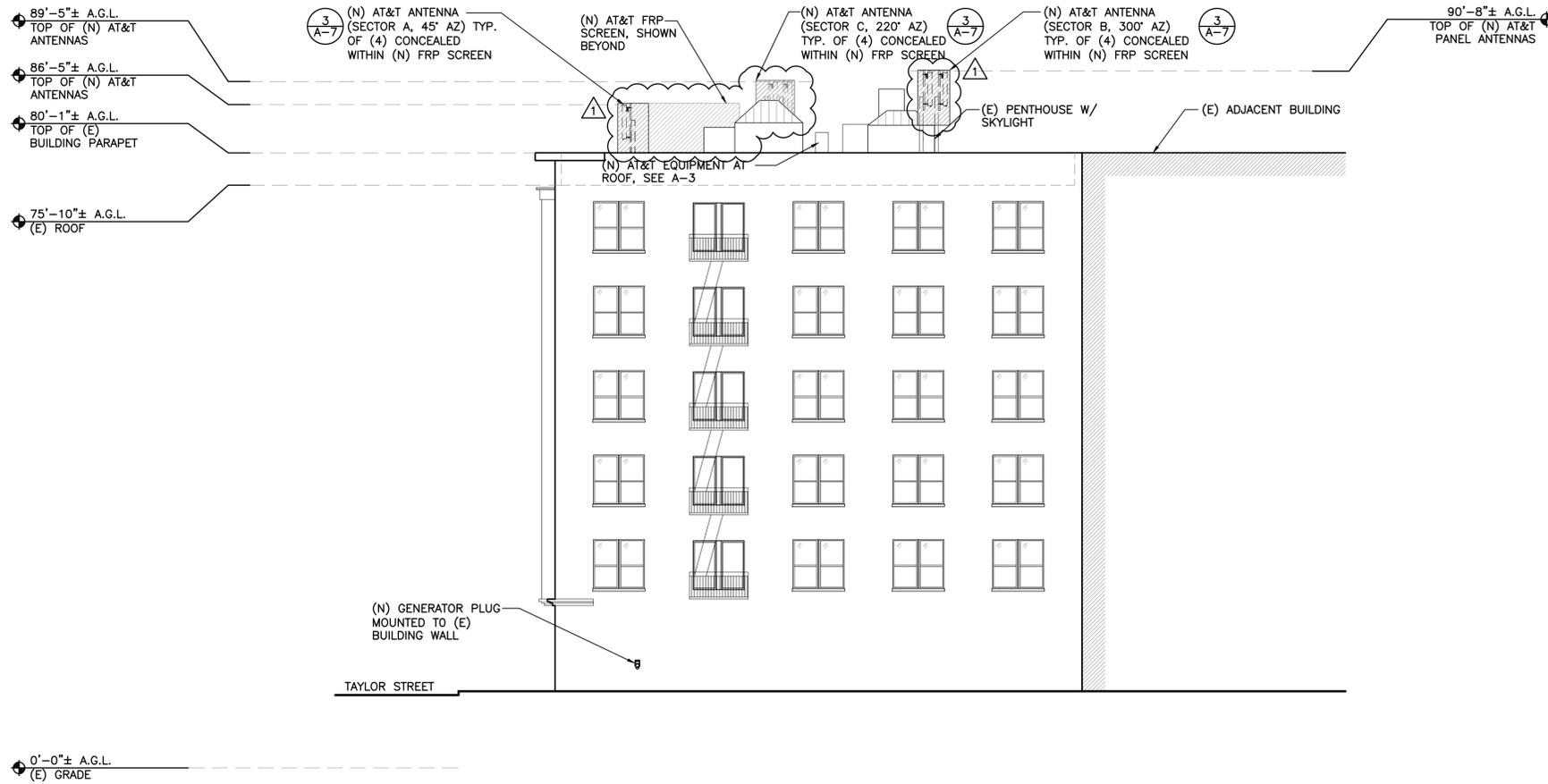
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**ELEVATIONS**

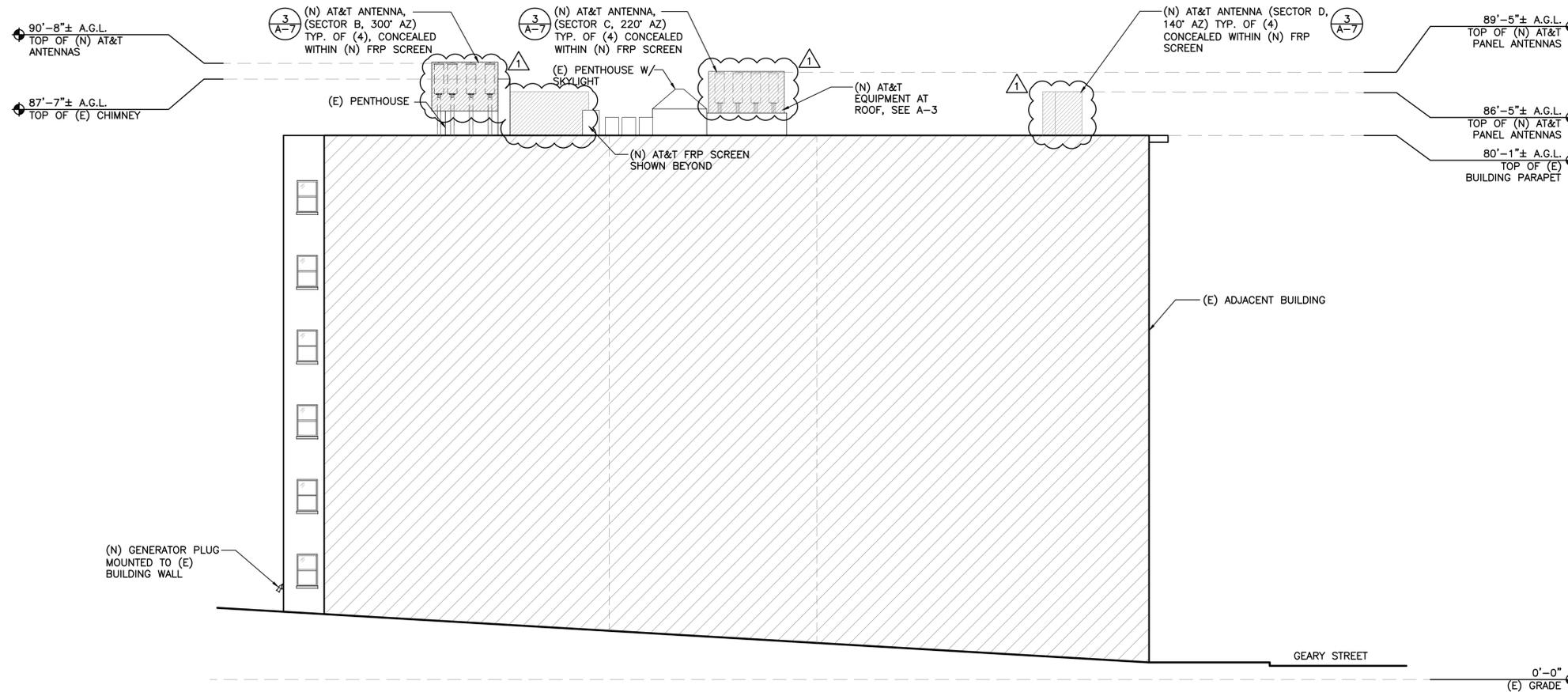
SHEET NUMBER:

**A-4**



NORTH ELEVATION

SCALE: 3/32"=1'-0" 1



WEST ELEVATION

SCALE: 1/16"=1'-0" 2



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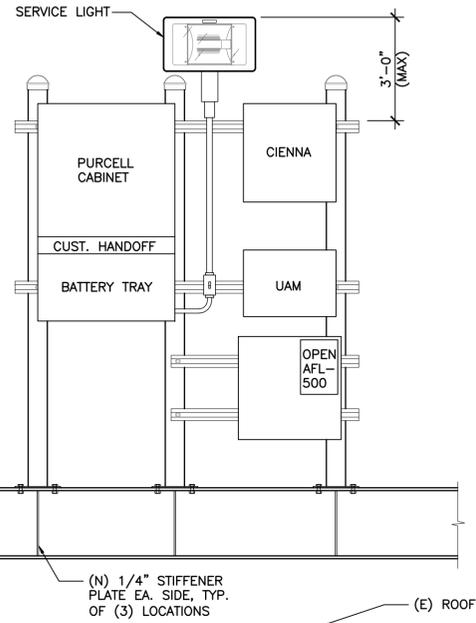
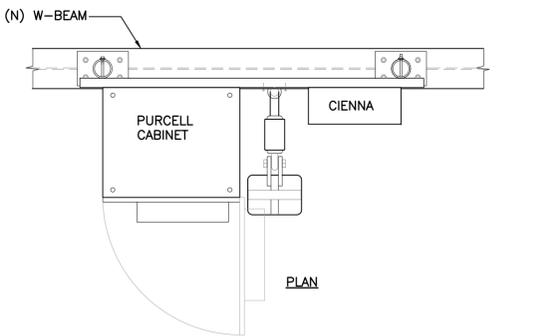
CONSULTANT:

DRAWN BY:	CHK.:	APV.:
FI	MWA	MW

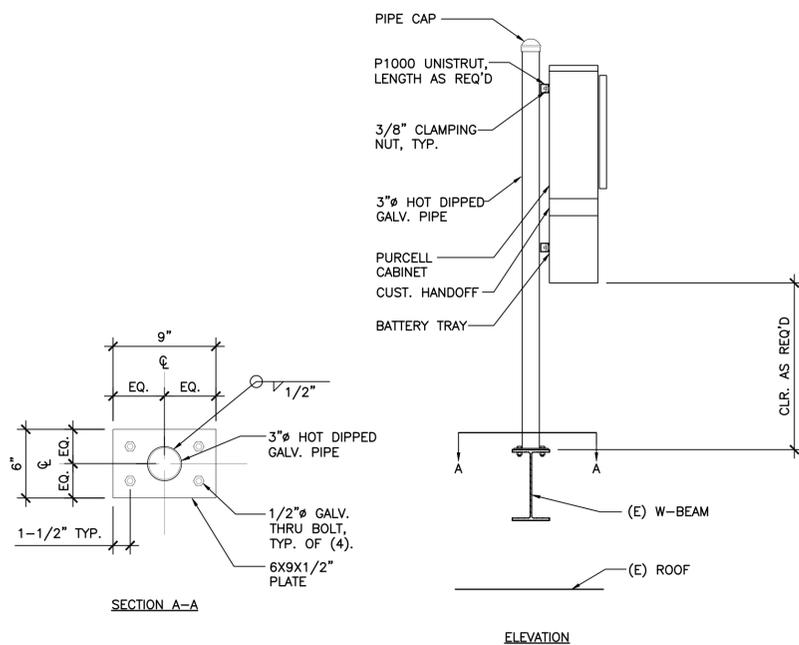
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**ELEVATIONS**

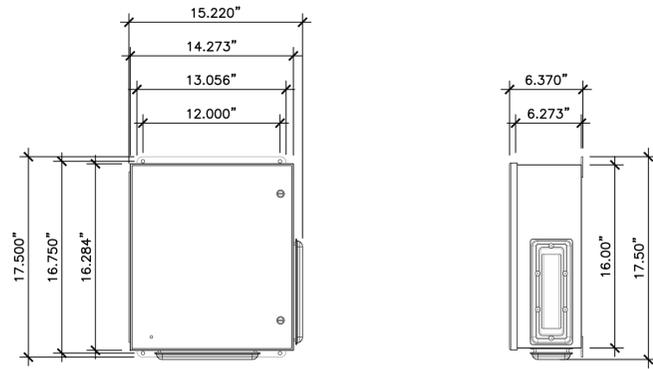
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**A-5**



ELEVATION

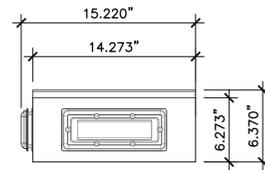


ELEVATION



FRONT VIEW

SIDE VIEW



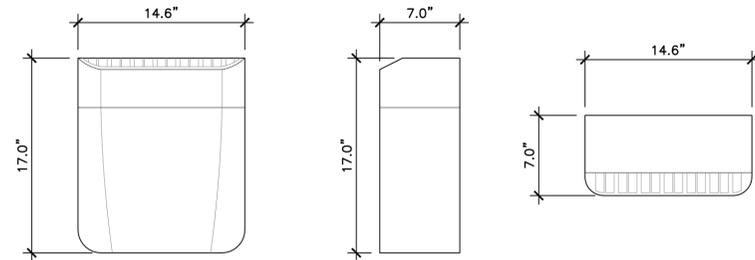
TOP VIEW

DC SURGE LTE SPECIFICATIONS:

LENGTH: 17.500"  
WIDTH: 15.220"  
DEPTH: 6.370"

DC SURGE ARRESTOR DETAIL

SCALE: 1-1/2"=1'-0" 3



FRONT VIEW

SIDE VIEW

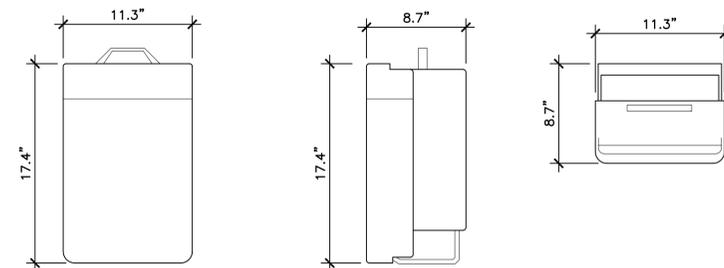
TOP VIEW

RRU-N SPECIFICATIONS:

LENGTH: 17.0"  
WIDTH: 14.6"  
DEPTH: 7.0"

RRU-S DETAIL

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



FRONT VIEW

SIDE VIEW

TOP VIEW

RRH SPECIFICATIONS:

LENGTH: 17.4"  
WIDTH: 8.7"  
DEPTH: 11.3"

PURCELL CABINET AT H-FRAME DETAIL

SCALE: 3/4"=1'-0" 5

NOT USED

RRH DETAIL

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



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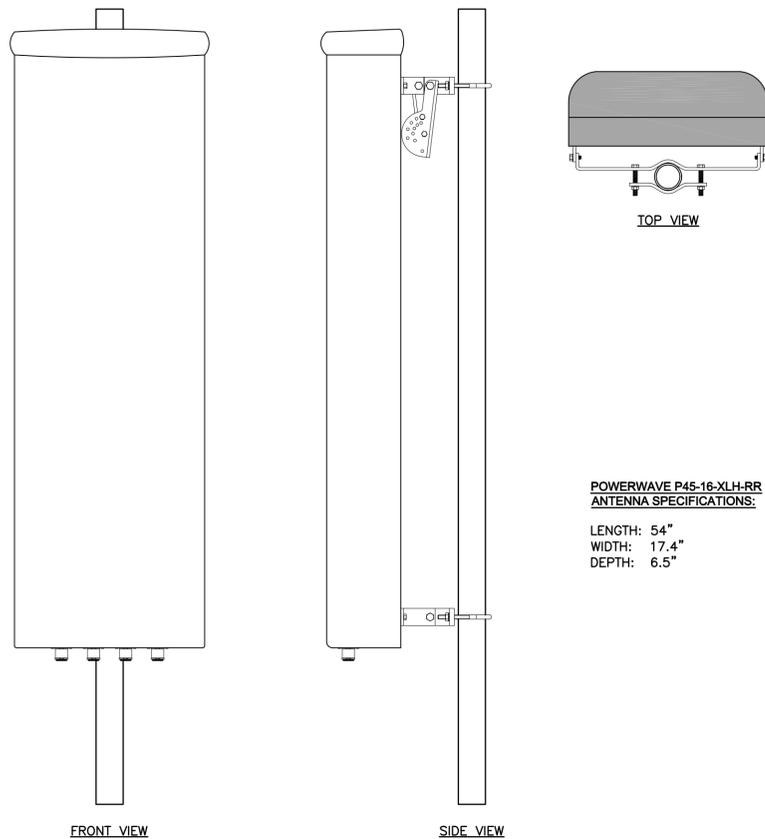
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SHEET TITLE:

**EQUIPMENT DETAILS**

SHEET NUMBER:

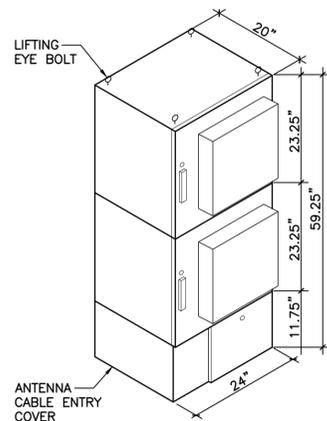
**A-6**



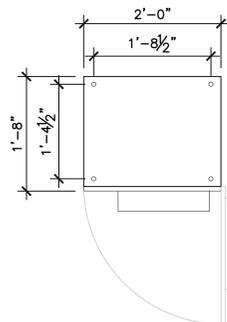
POWERWAVE P45-16-XLH-RR  
ANTENNA SPECIFICATIONS:  
LENGTH: 54"  
WIDTH: 17.4"  
DEPTH: 6.5"

POWERWAVE P45-16-XLH-RR ANTENNA DETAIL

SCALE:  
1-1/2"=1'-0" 3



ISOMETRIC VIEW OF PURCELL  
LTE CABINET



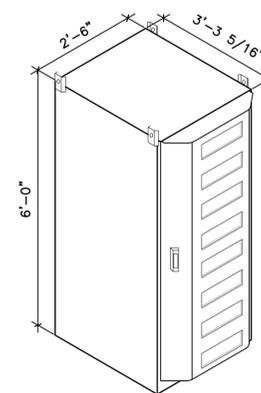
BOLT DOWN PATTERN FOR PURCELL LTE CABINET

PURCELL LTE CABINET DIMENSIONS	
CABINET	HEIGHT x WIDTH x DEPTH
PURCELL LTE	56" x 24" x 56"

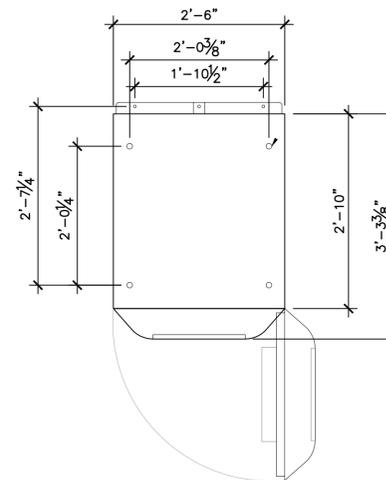
NOT USED

4 PURCELL CABINET DETAIL

SCALE:  
3/4"=1'-0" 2



ISOMETRIC VIEW OF POWER  
& BATTERY CABINET



RBA72 POWER & BATTERY CABINET DIMENSIONS	
CABINET	HEIGHT x WIDTH x DEPTH
RBA 72	72" x 30" x 39 3/8"
FOOTPRINT (INCLUDING INSTALLATION FRAME)	30" x 34"

NOTE: BATTERIES ARE TOTALLY SEALED LEAD ACID BATTERIES

3 RBA72 POWER & BATTERY CABINET DETAIL

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



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SHEET TITLE:

**EQUIPMENT DETAILS**

SHEET NUMBER:

**A-7**