



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: JUNE 13, 2013

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: June 6, 2013
Case No.: **2012.1070C**
Project Address: **1100 Oak Street, 401 and 425 Divisadero Street**
Current Zoning: NC-2 (Neighborhood Commercial, Small Scale) District
Divisadero Street Alcohol Restricted Use District
Fringe Financial Services Restricted Use District
65-A Height and Bulk District
Block/Lot: 1215/016
Project Sponsor: T-Mobile, represented by Alex Morin
Lewis Loeven & Associates
1428 Grant Street
Berkeley, CA 94703
Staff Contact: Omar Masry – (415) 575-9116
Omar.Masry@sfgov.org

PROJECT DESCRIPTION

The proposal is to modify an existing T-Mobile micro wireless telecommunication services (“WTS”) facility consisting of two whip antennas and equipment located on the rooftop of the subject building. The proposed Project would allow for conversion to a macro facility consisting of six panel antennas and associated equipment within the same penthouse and faux roof element. All antenna equipment would remain screened from view from adjacent public rights-of-way.

Based on the existence of previously permitted WTS facilities (Case Numbers 99.730C [Sprint], and 96.780C [Nextel]), the antennas are proposed on a Location Preference 2 Site (Co-Location).

The proposed antennas would measure a maximum of 56” high by 12” wide by 8” thick. All six antennas would be mounted at a single location within an existing faux roof element above the penthouse. Both the proposed antennas and existing faux roof element would be placed at a maximum height of 58’9” above grade on the roof of the building.

SITE DESCRIPTION AND PRESENT USE

The building is located on Assessor’s Block 1215, Lot 016 at the northwest corner of Divisadero and Oak streets. This site is within a NC-2 (Neighborhood Commercial, Small Scale) Zoning, 65-A Height and Bulk, Divisadero Street Alcohol Restricted Use, and Fringe Financial Services Restricted Use Districts. The Project Site contains one three-story, 45-foot tall, mixed-use building, with retail and office uses.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject building is surrounded by NC-2 zoned properties featuring a mix of residential and neighborhood serving uses, including automobile service stations or car washes to the north, northwest and east. Along with mixed-use buildings (two and three stories) to the south and southeast, and a three-story dwelling offering social services to the disabled, to the west.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

| TYPE | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|--------------------|------------------------|-----------------------------|---------------------------|----------------------|
| Classified News Ad | 20 days | May 24, 2013 | May 24, 2013 | 20 days |
| Posted Notice | 20 days | May 24, 2013 | May 24, 2013 | 20 days |
| Mailed Notice | 20 days | May 24, 2013 | May 24, 2013 | 20 days |

PUBLIC COMMENT

As of June 6, 2013, the Department has received no comments from the public regarding the proposed Project. The applicant held a community meeting to discuss the project on February 26, 2013 and there were no attendees.

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 711.83 of the Planning Code, Conditional Use authorization is required for a WTS facility in a NC-2 District.

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.
- 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 2, (Co-Location) according to the Wireless Telecommunications Services (WTS) Siting Guidelines.
- Based on propagation maps provided by T-Mobile, the project will provide coverage in an area that currently experiences several gaps in coverage and capacity.
- Based on the analysis provided by T-Mobile, the project will provide additional capacity in an area that currently experiences insufficient service during periods of high data usage.
- Based on an independent third-party evaluation, the maps, data, and conclusions about service coverage and capacity provided by T-Mobile are accurate.
- There would be no physical expansion to the height and/or bulk of the existing building and/or roof elements.
- The proposed antennas will be screened utilizing an existing 6'1" tall faux roof element above the penthouse near the northern edge and horizontal center of the roof. The faux roof element was previously utilized for a T-Mobile micro WTS facility, and would continue to screen all antennas and equipment from public view along adjacent rights-of-way. Furthermore, the bulk of the existing element and similar color, as the building, mimics rooftop elements normally associated with this type of building, and would therefore appear visually consistent with the building architecture and neighborhood context.
- The facility would continue to avoid intrusion into public vistas, avoid disruption of the architectural integrity of building and insure harmony with neighborhood character.
- The proposed project has been reviewed by staff and found to be categorically exempt from further environmental review. The proposed changes to the subject building do not result in a significant impact on the resource. The proposed antenna project is categorically exempt from further environmental review pursuant to the Class 3 exemptions of California Environmental Quality Act.
- A Five Year Plan with approximate longitudinal and latitudinal coordinates of proposed locations, including the subject site, was submitted.
- All required public notifications were conducted in compliance with the City's code and policies.

| | |
|------------------------|---------------------------------|
| RECOMMENDATION: | Approval with Conditions |
|------------------------|---------------------------------|

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

Exhibits above marked with an "X" are included in this packet _____ on _____ 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: JUNE 13, 2013

Date: June 6, 2013
Case No.: **2012.1070C**
Project Address: **1100 Oak Street, 401 and 425 Divisadero Street**
Current Zoning: NC-2 (Neighborhood Commercial, Small Scale) District
 Divisadero Street Alcohol Restricted Use District
 Fringe Financial Services Restricted Use District (RUD)
 65-A Height and Bulk District

Block/Lot: 1215/016
Project Sponsor: T-Mobile, represented by
 Alex Morin, Lewis Loeven & Associates
 1428 Grant Street
 Berkeley, CA 94703

Staff Contact: Omar Masry – (415) 575-9116
 Omar.Masry@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 303(c) and 711.83 TO MODIFY A WIRELESS TELECOMMUNICATIONS SERVICES FACILITY TO ALLOW UP TO SIX PANEL ANTENNAS AND EQUIPMENT LOCATED ON THE ROOFTOP OF AN EXISTING COMMERCIAL BUILDING AS PART OF T-MOBILE'S TELECOMMUNICATIONS NETWORK WITHIN A NC-2 (NEIGHBORHOOD COMMERCIAL, SMALL SCALE) ZONING, DIVISADERO STREET ALCOHOL RUD, FRINGE FINANCIAL SERVICES RUD, AND 65-A HEIGHT AND BULK DISTRICTS.

PREAMBLE

On August 16, 2012, T-Mobile (hereinafter "Project Sponsor"), made an application (hereinafter "Application"), for Conditional Use Authorization on the property at 1100 Oak Street, Lot 016 in Assessor's Block 1215, (hereinafter "Project Site") to modify a micro wireless telecommunications service facility (WTS) as part of T-Mobile's wireless telecommunications network within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and 65-A Height and Bulk District. The macro WTS facility would consist of up to six panel antennas and associated equipment located on the rooftop of an existing commercial building.

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 June 13, 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. 2012.1070C, 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 1215, Lot 016 at the northwest corner of Divisadero and Oak streets. This site is within a NC-2 (Neighborhood Commercial, Small Scale) Zoning, Divisadero Street Alcohol Restricted Use, Fringe Financial Services Restricted Use, and 65-A Height and Bulk Districts. The Project Site contains one three-story, 45-foot tall, building featuring retail and office uses.
3. **Surrounding Properties and Neighborhood.** The subject building is surrounded by NC-2 zoned properties featuring a mix of residential and neighborhood serving uses, including automobile service stations or car washes to the north, northwest and east. Along with mixed-use buildings (two and three stories) to the south and southeast, and a three-story dwelling offering social services to the west.
4. **Project Description.** The proposal is to modify an existing T-Mobile micro wireless telecommunication services ("WTS") facility consisting of two whip antennas and equipment located on the rooftop of the subject building. The proposed Project would allow for conversion to a macro WTS facility consisting of six panel antennas and associated equipment within the same penthouse and faux roof element. All antennas equipment would remain screened from view from adjacent public rights-of-way.

Based on the existence of previously permitted WTS facilities (Case Numbers 99.730C [Sprint], and 96.780C [Nextel]), the antennas are proposed on a Location Preference 2 Site (Co-Location), according to the WTS Siting Guidelines.

The proposed antennas would measure a maximum of 56" high by 12" wide by 8" thick. All six antennas would be mounted at a single sector location within an existing faux roof element above the penthouse. Both the proposed antennas and existing faux roof element would be placed at a maximum height of 58'9" above grade on the roof of the building.

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.

The proposed WTS facility would be located at a site featuring existing WTS facilities, and would therefore be considered a Location Preference 2 (Co-Location) Site.

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 June 13, 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 six panel antennas and associated electronic equipment on the rooftop of an existing commercial building as part of T-Mobile'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 2 (Co-Location).
7. **Alternative Site Analysis.** An alternative site analysis is not required for a co-location site.
8. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 1800- 1900 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 less than 1% of the FCC public exposure limit. T-Mobile proposes to install six new panel antennas. The antennas will be mounted at a height of approximately 56 feet above the ground. The estimated ambient RF field from the proposed T-Mobile transmitters at ground level is calculated to be 0.0043 mW/sq. cm., which is less than 0.43% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 28 feet which includes the penthouse roof but does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish, and Chinese. Workers should not have access to within 6 feet of the front of the antennas while in operation. Both the prohibited access areas and worker notification areas should be marked with red and yellow striping on the roof tops of the project site (1100 Oak Street).
11. **Coverage and Capacity Verification.** The maps, data, and conclusion provided by T-Mobile 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 6:00 p.m. on February 26, 2013 at the Harvey Milk Photography Center (Duboce Park) at 50 Scott Street. No community members attended.
14. **Five-year plan:** Per the *Guidelines*, the Project Sponsor submitted its latest five-year plan, as required, in April 2013.
15. **Public Comment.** As of June 6, 2013, the Department has no comments from the public regarding 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 711.83, 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 1100 Oak 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 1100 Oak 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 T-Mobile 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 2 (Co-Location Site) according to the WTS Siting Guidelines. The proposed coverage area will serve the vicinity bounded by Golden Gate Avenue, Masonic Street, Buena Vista Avenue West, and Steiner Street. 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;

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

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- 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 T-Mobile’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 portion of rooftop of the building most visible from public rights-of-way by screening the antennas to appear as an extension of the rooftop penthouse.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1:

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

Policy 2:

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

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

OBJECTIVE 2:

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

Policy 1:

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

Policy 3:

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

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

OBJECTIVE 4:

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

Policy 1:

Maintain and enhance a favorable business climate in the City.

Policy 2:

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

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

VISITOR TRADE

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

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

The Project will ensure that residents and visitors have adequate public service in the form of T-Mobile telecommunications.

COMMUNITY SAFETY ELEMENT

Objectives and Policies

OBJECTIVE 3:

ENSURE THE PROTECTION OF LIFE AND PROPERTY FROM THE EFFECTS OF FIRE OR NATURAL DISASTER THROUGH ADEQUATE EMERGENCY OPERATIONS PREPARATION.

Policy 1:

Maintain a local agency for the provision of emergency services to meet the needs of San Francisco.

Policy 2:

Develop and maintain viable, up-to-date in-house emergency operations plans, with necessary equipment, for operational capability of all emergency service agencies and departments.

Policy 3:

Maintain and expand agreements for emergency assistance from other jurisdictions to ensure adequate aid in time of need.

Policy 4:

Establish and maintain an adequate Emergency Operations Center.

Policy 5:

Maintain and expand the city's fire prevention and fire-fighting capability.

Policy 6:

Establish a system of emergency access routes for both emergency operations and evacuation.

The Project would enhance the ability of the City to protect both life and property from the effects of a fire or natural disaster by providing communication services.

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 subject building is not a recognized historic resource.

- 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 711.83 and 303 to install up to six panel antennas and associated equipment cabinets at the Project Site and as part of a wireless transmission network operated by T-Mobile on a Location Preference 2 (Co-Location Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within a NC-2 (Neighborhood Commercial, Small Scale) Zoning, Divisadero Street Alcohol Restricted Use, Fringe Financial Services Restricted Use, and 65-A Height and Bulk Districts, 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 **June 13, 2013**.

Jonas P. Ionin
Acting Commission Secretary

AYES

NAYS:

ABSENT:

ADOPTED: June 13, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 711.83 and 303 to install a wireless telecommunications service facility consisting of up to six panel antennas with related equipment at a Location Preference 2 (Co-Location Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, as part of T-Mobile's wireless telecommunications network a NC-2 (Neighborhood Commercial, Small Scale) Zoning, Divisadero Street Alcohol Restricted Use, Fringe Financial Services Restricted Use, and 65-A Height and Bulk Districts

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 **June 13, 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 415-558-6378, 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 415-558-6378, www.sf-planning.org.

DESIGN – COMPLIANCE AT PLAN STAGE

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, 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 415-558-6378, 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 415-558-6378, 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 415-558-6378, 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 415-558-6378, 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 415-558-6378, 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 415-558-6378, www.sf-planning.org

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

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

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

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

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

For information about compliance, contact Code Enforcement, Planning Department at 415-558-6378, 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 415-558-6378, www.sf-planning.org

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

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

OPERATION

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

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

For information about compliance, contact Code Enforcement, Planning Department at 415-558-6378, 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 415-558-6378, www.sf-planning.org

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

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

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

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

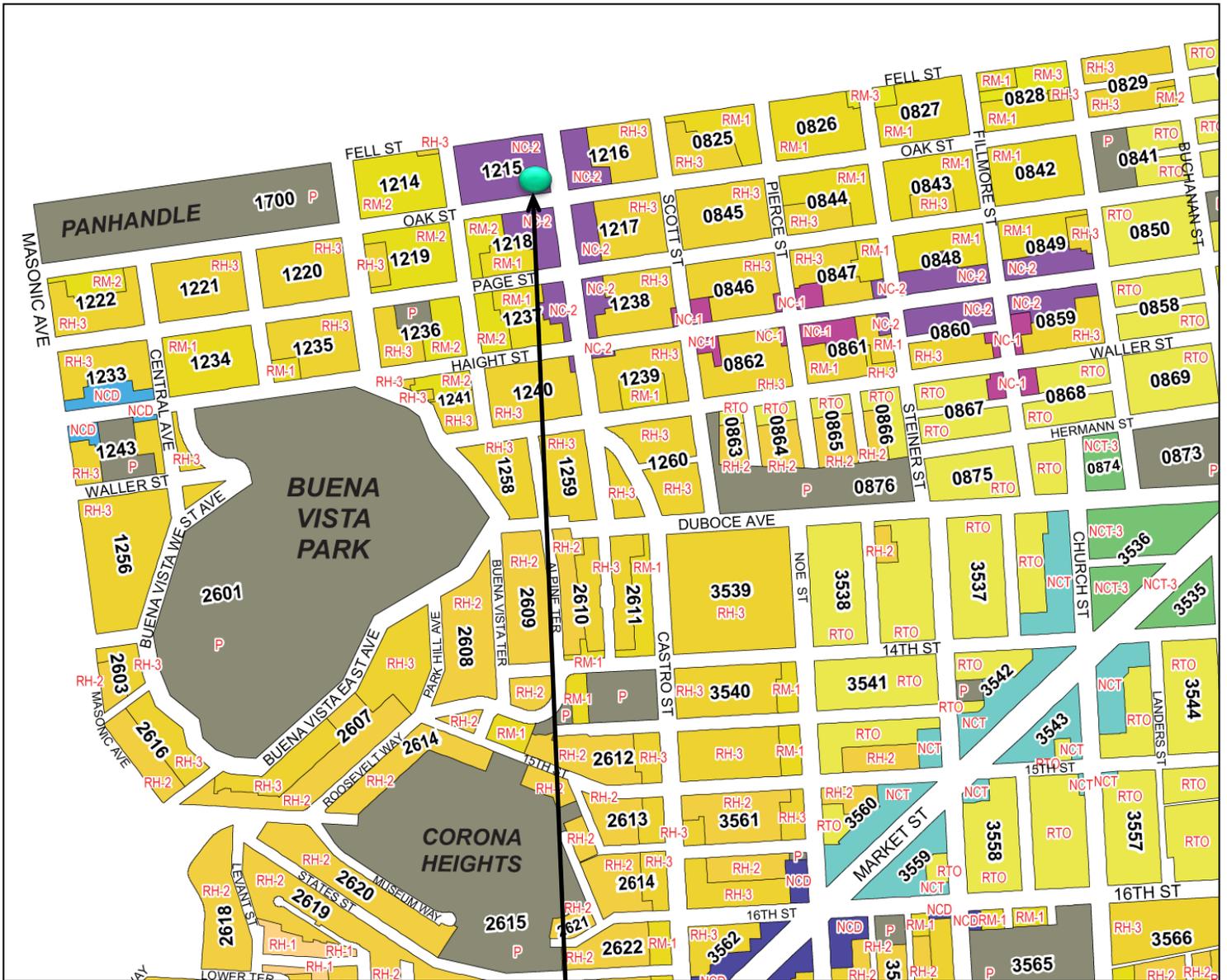
18. **Transfer of Operation – WTS.** Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is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

For information about compliance, contact Code Enforcement, Planning Department at 415-558-6378, 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

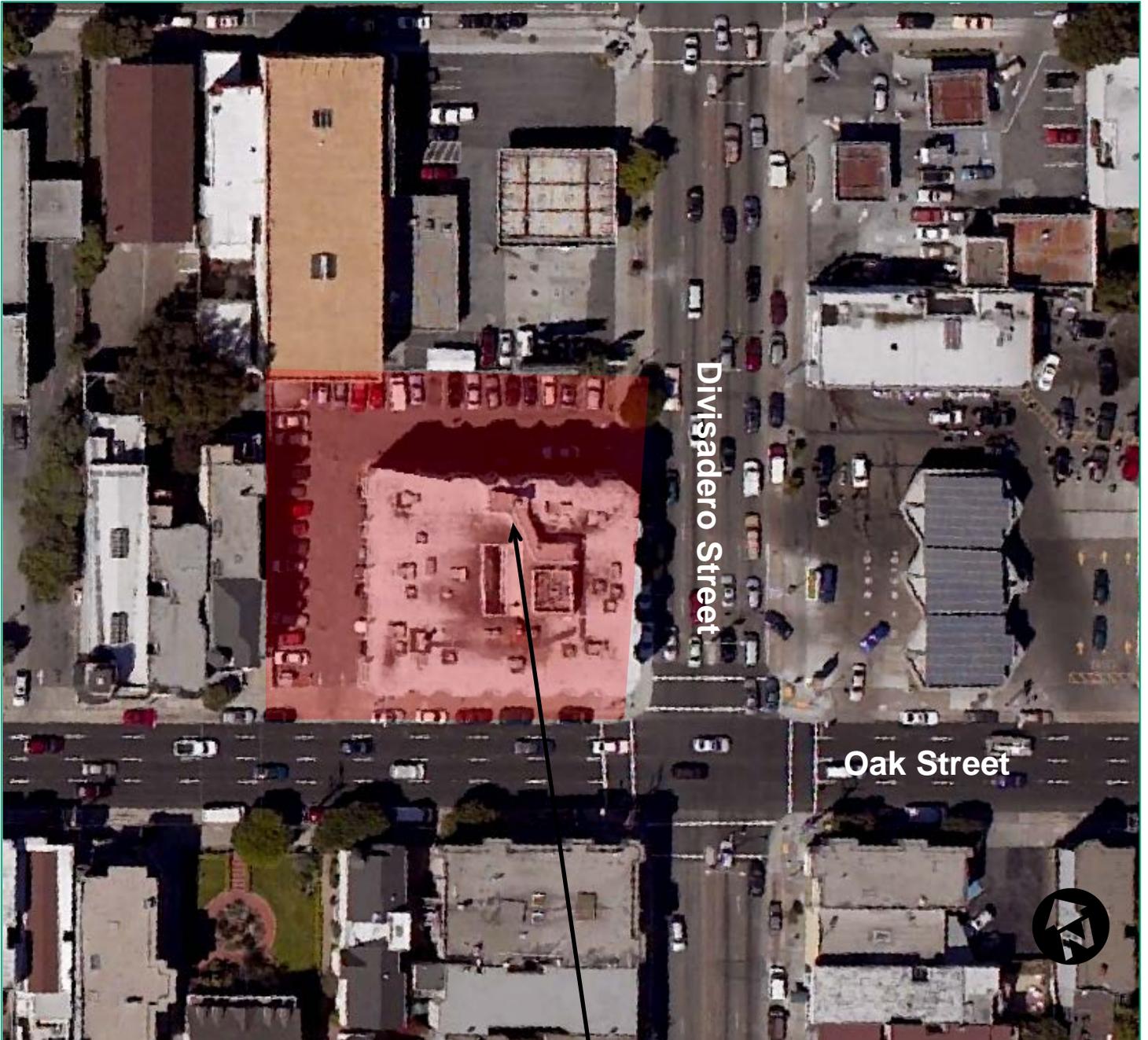


SUBJECT PROPERTY



Case Number 2012.1070C
T-Mobile WTS Facility
1100 Oak Street

Aerial Photo



SUBJECT PROPERTY

Case Number 2012.1070C
T-Mobile WTS Facility
1100 Oak Street

Parcel Map

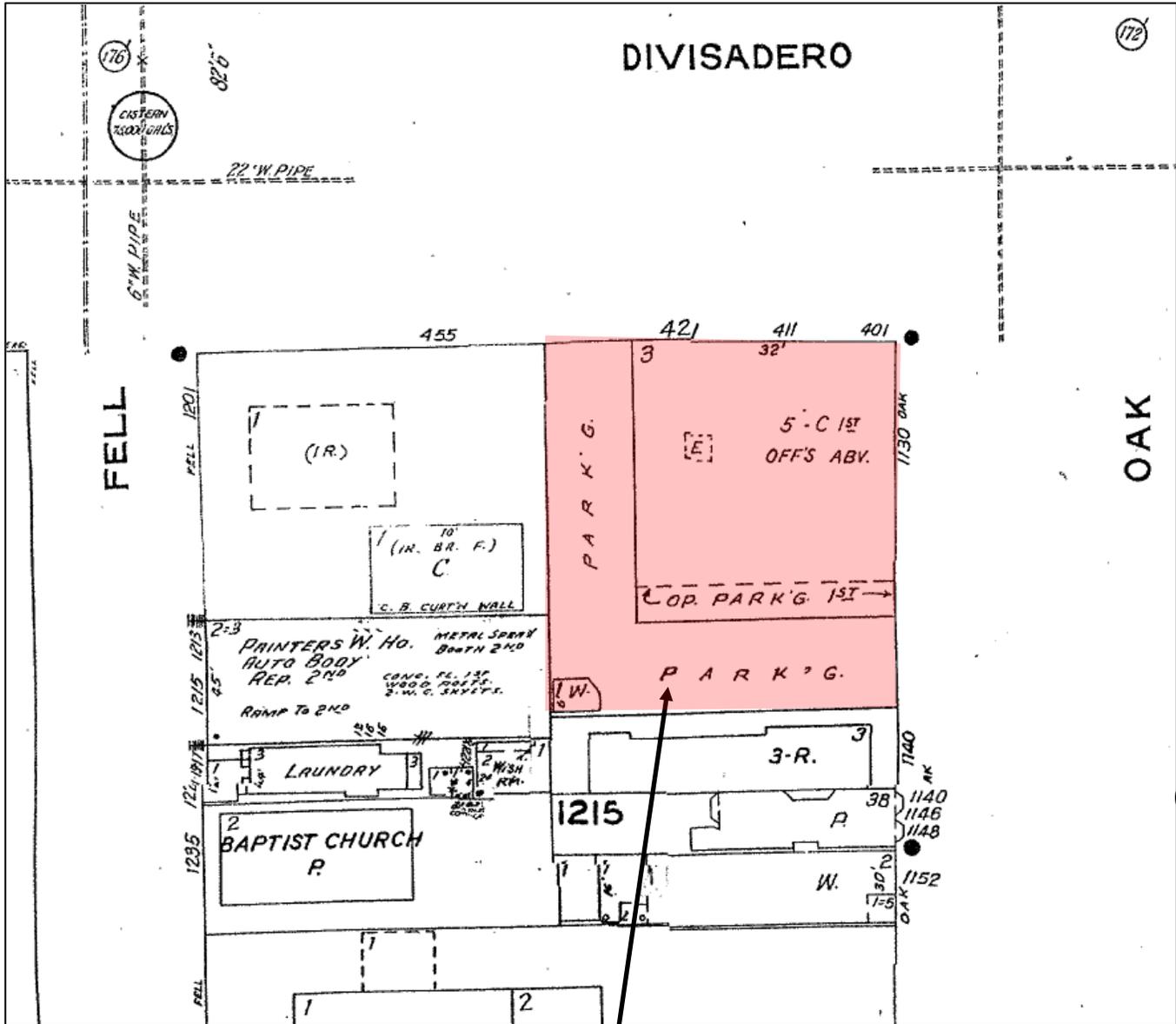


SUBJECT PROPERTY



Case Number 2012.1070C
T-Mobile WTS Facility
1100 Oak Street

Sanborn Map*



SUBJECT PROPERTY

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

Case Number 2012.1070C
T-Mobile WTS Facility
1100 Oak Street

T-Mobile/Lewis Loeven and Associates
T-Mobile site #SF03580

10 Scale of the Locale

Please see attached photographs.

Figure 1 (facing east)



T-Mobile/Lewis Loeven and Associates

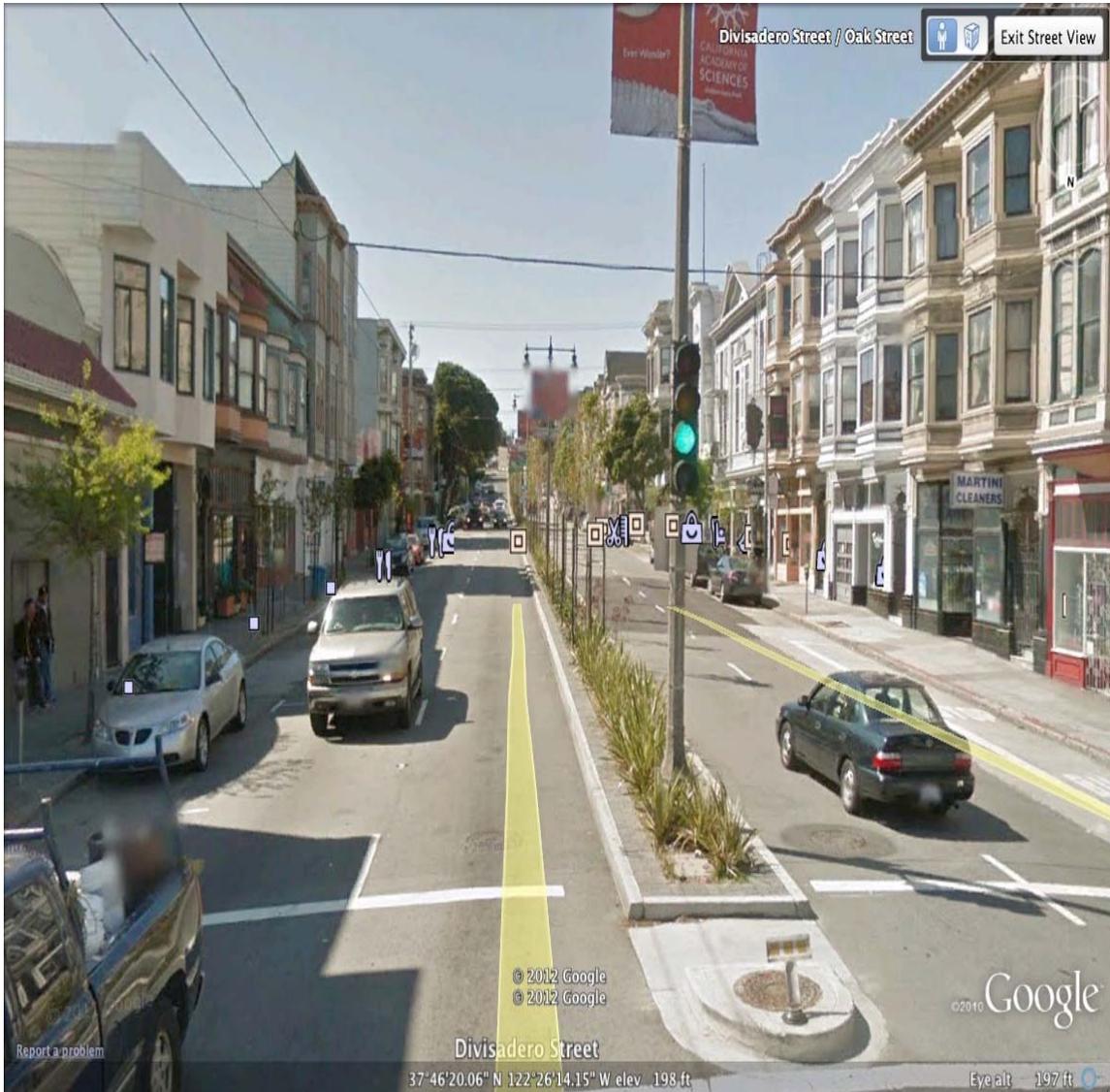
T-Mobile site #SF03580

Figure 2 (Facing North)



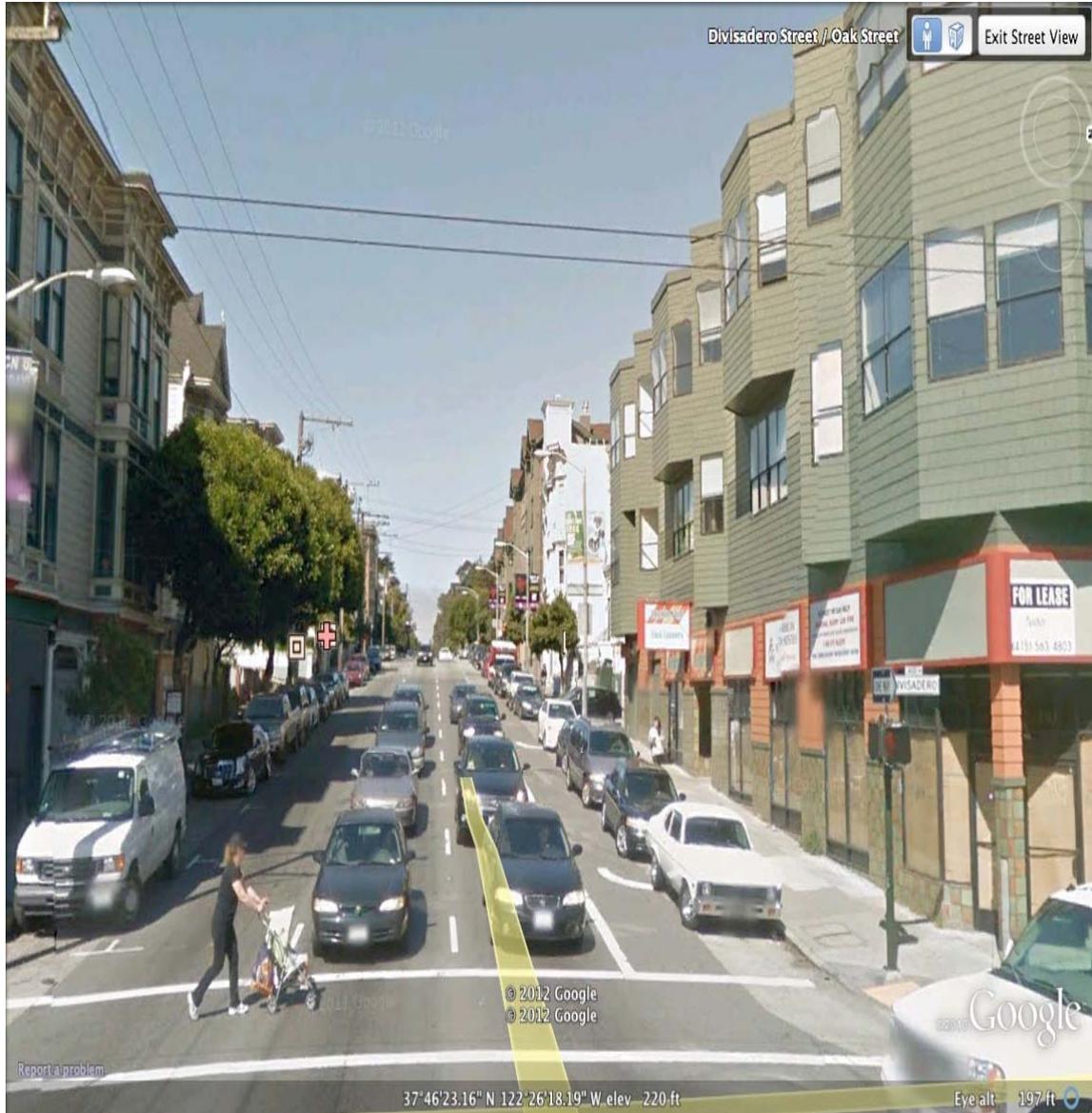
T-Mobile/Lewis Loeven and Associates
T-Mobile site #SF03580

Figure 3 (Facing South)



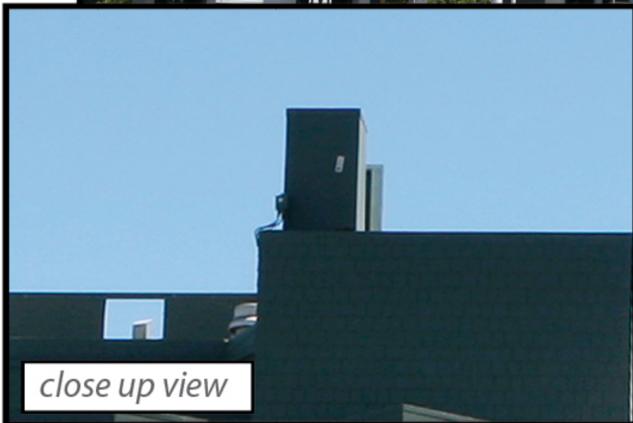
T-Mobile/Lewis Loeven and Associates
T-Mobile site #SF03580

Figure 4 (facing west)



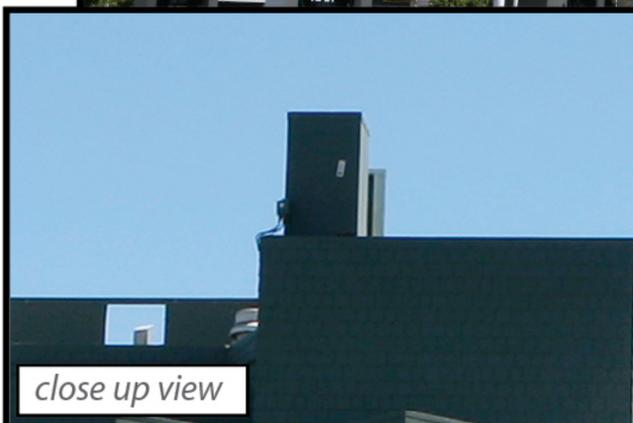
Existing

Existing T-Mobile Installation Behind Screening



Proposed

Proposed T-Mobile Installation Behind Existing Screening



view from Fell Street looking south at site

Existing



Existing T-Mobile Installation Behind Screening

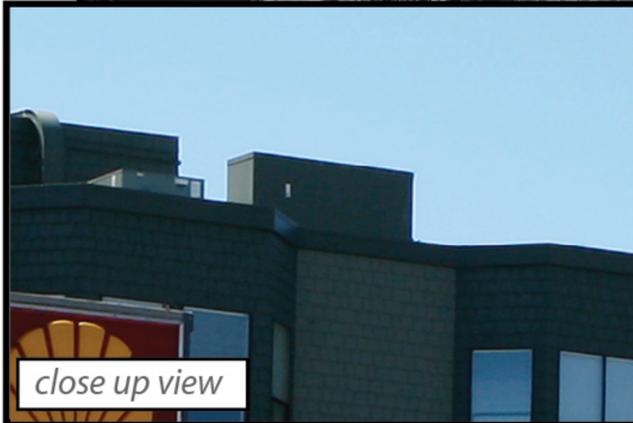


close up view

Proposed



Proposed T-Mobile Installation Behind Existing Screening



close up view

view from Oak Street looking west at site

Existing



Existing T-Mobile Installation Behind Screening



close up view

Proposed



Proposed T-Mobile Installation Behind Existing Screening



close up view

view from Divisadero Street looking southwest at site

T-Mobile SF03580A Divisadero & Oak
425 Divisadero Street, San Francisco, CA

**T-Mobile West LLC • Base Station No. SF03580A
425 Divisadero Street • San Francisco, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained by T-Mobile West LLC, a personal wireless telecommunications carrier, to evaluate proposed modifications to its existing base station (Site No. SF03580A) located at 425 Divisadero Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Background

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

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

The site was visited by Mr. David Kelly, a qualified field technician contracted by Hammett & Edison, Inc., during normal business hours on July 9, 2012, a non-holiday weekday, and reference has been made to information provided by T-Mobile, including zoning drawings by Streamline Engineering and Design, Inc., dated July 22, 2012.

Checklist

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

T-Mobile had installed two omnidirectional antennas within a view screen enclosure screen on top of the penthouse above the roof of the three-story office building located at 425 Divisadero Street. Previously observed on the same penthouse were fourteen directional panel antennas, twelve for use by Sprint Nextel and two for use by MetroPCS. Existing RF levels for a person at ground near the site were less than 1% of the most restrictive public exposure limit. The measurement equipment used was a Wandel & Goltermann Type EMR-300 Radiation Meter with Type 18 Isotropic Electric Field Probe (Serial No. F-0034). The meter and probe were under current calibration by the manufacturer.

**T-Mobile West LLC • Base Station No. SF03580A
425 Divisadero Street • San Francisco, California**

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.

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

T-Mobile proposes to remove its existing antennas and to install six Ericsson Model AIR21 directional panel antennas within the same view screen enclosure. The antennas would be mounted with up to 3° downtilt at an effective height of about 56 feet above ground, 11½ feet above the roof, and would be oriented in pairs toward 80°T, 220°T, and 320°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 T-Mobile 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. The power rating of the Sprint Nextel and MetroPCS transmitters are not known.

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

The maximum effective radiated power proposed by T-Mobile in any direction is 4,550 watts, representing simultaneous operation at 2,350 watts for AWS and 2,200 watts for PCS. The maximum effective radiated power for Sprint Nextel and MetroPCS was previously reported to be 1,900 watts and 96 watts, respectively.

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 located at least 70 feet from the antennas.

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 T-Mobile operation by itself is calculated to be 0.0043 mW/cm², which is 0.43% of the applicable public exposure limit. Cumulative RF levels at ground near the site are therefore estimated to be below 1.5% of the limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 28 feet out from the antenna faces and to much lesser distances above,

**T-Mobile West LLC • Base Station No. SF03580A
425 Divisadero Street • San Francisco, California**

below, and to the sides; this reaches the penthouse roof of the subject building but not the roof of that building or any publicly accessible areas.

9. Describe proposed signage at site.

Due to their mounting locations, the T-Mobile antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, no access within 6 feet directly in front of the antennas themselves, such as might occur during maintenance work on the penthouse roof, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Marking “Prohibited Access Areas” with red paint stripes and “Worker Notification Areas” with yellow paint stripes on the roof of the penthouse in front of the antennas, as shown in Figure 1 attached, and posting explanatory warning signs* at the roof access door and on the view screen enclosure in front of the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines. Similar measures should already be in place for the other carriers at the site; applicable keep-back distances for those carriers have not been determined as part of this study.

10. Statement of authorship.

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-18063, which expires on June 30, 2013. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

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

**T-Mobile West LLC • Base Station No. SF03580A
425 Divisadero Street • San Francisco, California**

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that the proposed operation of the T-Mobile West LLC base station located at 425 Divisadero Street in San Francisco, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Marking roof areas and posting explanatory signs is recommended to establish compliance with occupational exposure limitations.



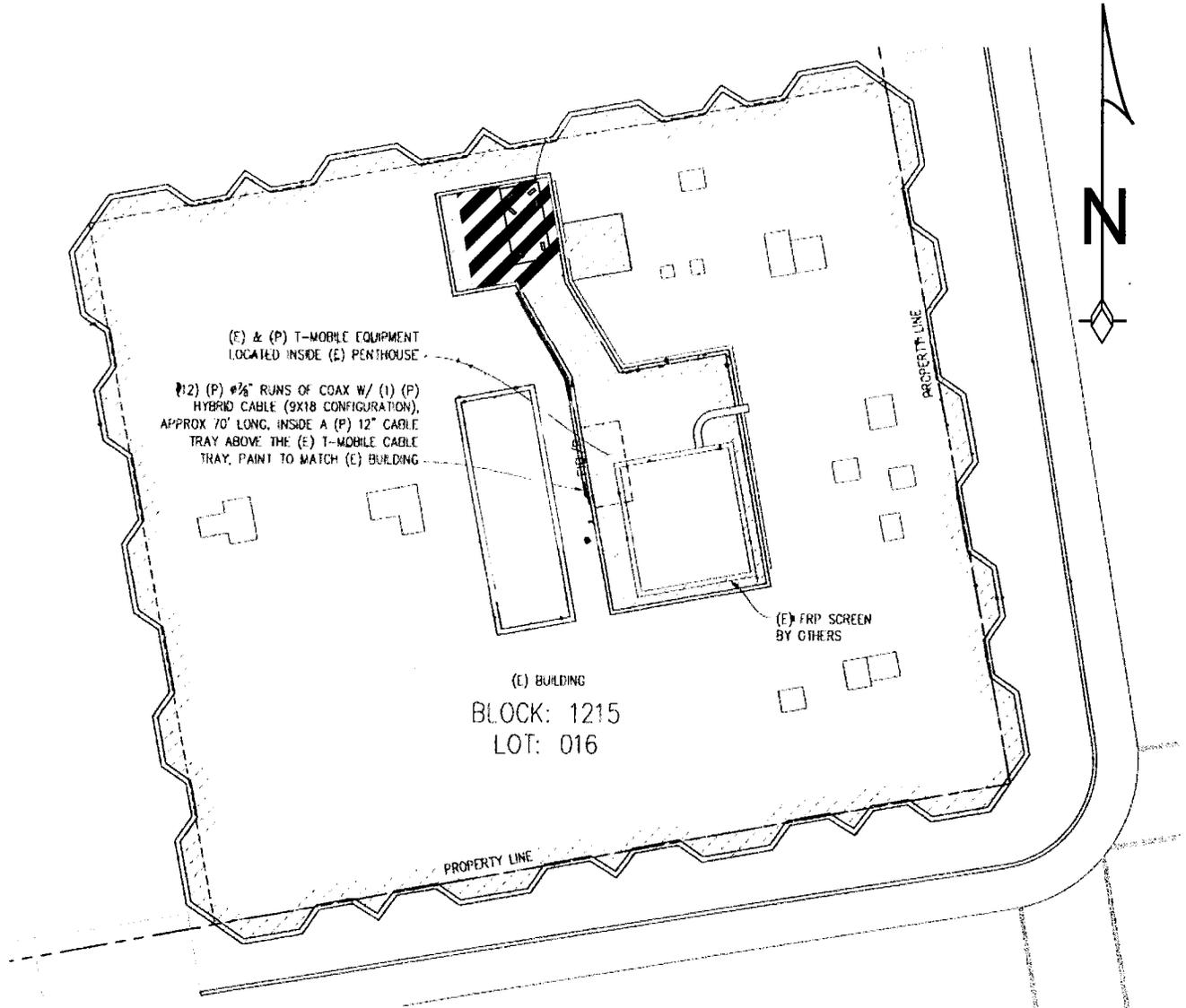
Rajat Mathur
Rajat Mathur, P.E.
707/996-5200

August 6, 2012



T-Mobile West LLC • Base Station No. SF03580A
425 Divisadero Street • San Francisco, California

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



Notes:
Base drawing from Streamline Engineering and Design,
LLC, dated July 22, 2012.
“Prohibited Access Areas” should be marked with red paint
stripes, “Worker Notification Areas” should be marked with
yellow paint stripes, and explanatory warning signs should
be posted outside the areas, readily visible to authorized
workers needing access. See text.



Review of Cellular Antenna Site Proposals

Project Sponsor : T-Mobile **Planner:** Michelle Stahlhut
RF Engineer Consultant: Hammett and Edison **Phone Number:** (707) 996-5200
Project Address/Location: 425 Divisadero St
Site ID: 973 **SiteNo.:** SF03580

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: 16
- 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: 4550 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: 4550 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 10.41d)
- 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: 0.0043 mW/cm^2 Maximum RF Exposure Percent: 0.43
- X 9. Signage at the facility identifying all WTS equipment and safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards. (WTS-FSG, Section 10.9.2). Discuss signage for those who speak languages other than English.
 Public_Exclusion_Area Public Exclusion In Feet: 28
 Occupational_Exclusion_Area Occupational Exclusion In Feet: 6

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

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

Comments:

There are 2 antennas operated by T-Mobile installed on the roof top of the building at 425 Divisadero Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed similar antennas operated by MetroPCS and Sprint but no other antennas are within 100 feet of this site. T-Mobile proposes to remove its 2 antennas and install 6 new antennas. The antennas will be mounted at a height of about 56 feet above the ground. The estimated ambient RF field from the proposed T-Mobile transmitters at ground level is calculated to be 0.0043 mW/sq cm., which is 0.43 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 28 feet and includes portions of the penthouse roof but does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Worker should not have access to within 6 feet of the front of the antennas while they are in operation. This prohibited access area should be marked with red striping on the rooftop.

Not Approved, additional information required.

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

1 Hours spent reviewing

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

Signed: _____



Dated: 8/20/2012

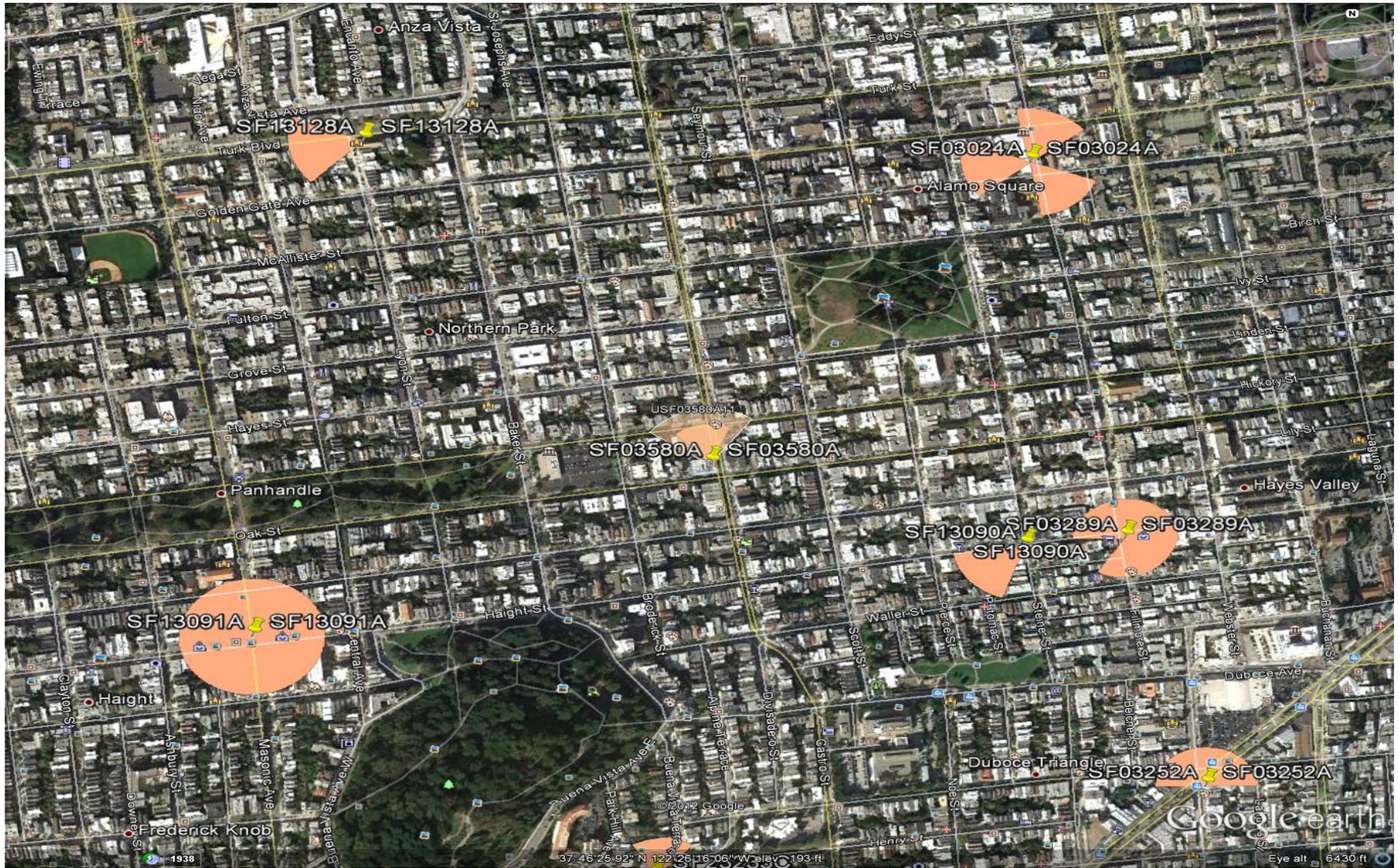
Patrick Fosdahl
Environmental Health Management Section
San Francisco Dept. of Public Health
1390 Market St., Suite 210,
San Francisco, CA. 94102
(415) 252-3904



Coverage Maps

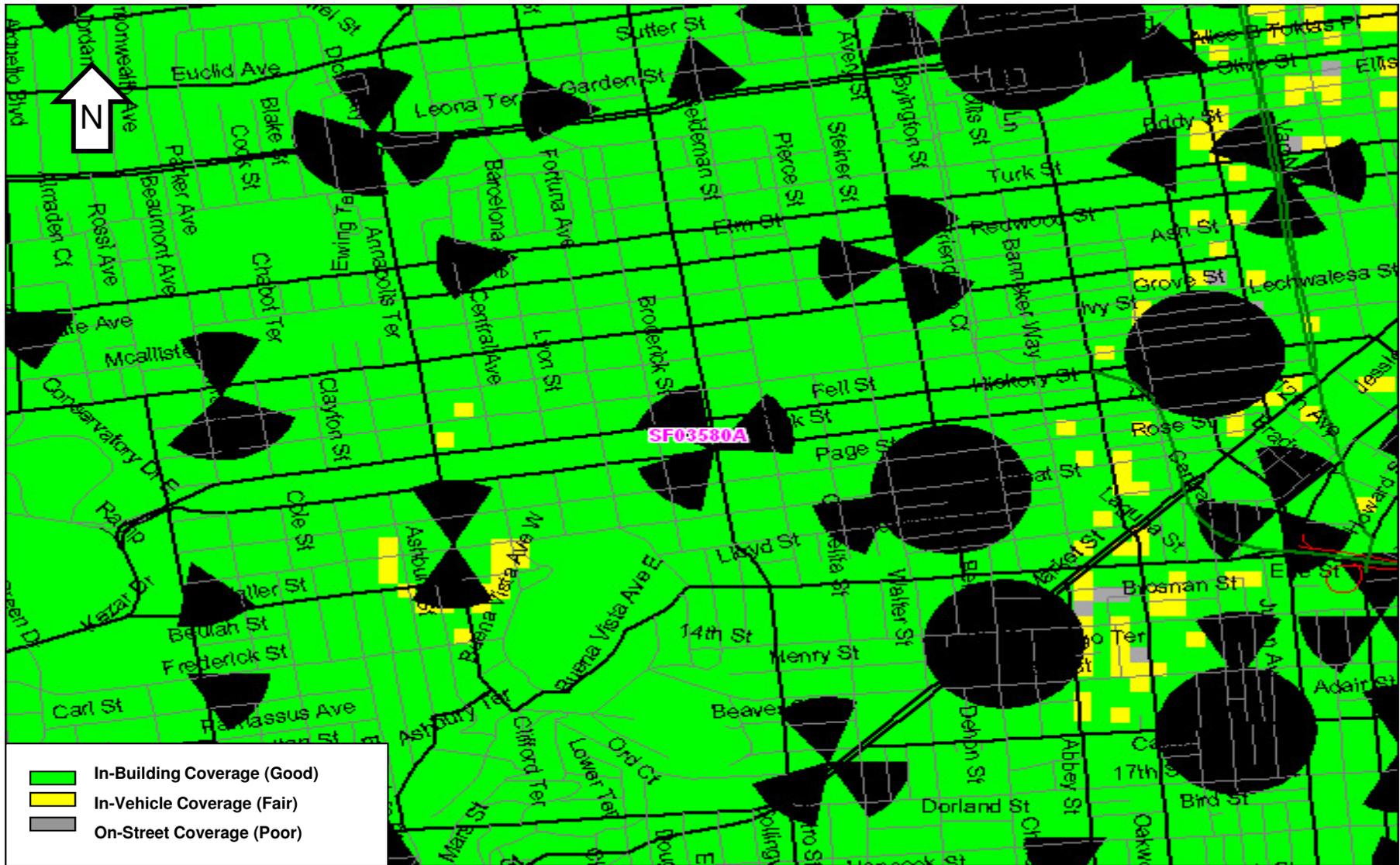
SF03580A

**SF013 Divisadero & Oak
425 DIVISADERO ST.
San Francisco, CA 94117**



"Confidential and Proprietary. Not for Further Distribution."

Mobile Coverage with Proposed Site



ROCKSOLID
COVERAGE

"Confidential and Proprietary. Not for Further Distribution."

T-Mobile/Loeven and Associates

T-Mobile site #SF03580

Project Summary

APN: 1215-016
Site Address: 425 Divisadero
T-Mobile Site No. SF03580

Zoning General Plan Designation

The site is currently zoned NC-2 and consists of approximately 20,625 square feet. The subject parcel is owned by The Brennan Living Trust.

Project Descriptions & Visual Resources

The proposed project consists of removing existing accessory use site (2 omni antennas and MCPA cabinet). The antennas that will be removed are located behind a screen wall on the rooftop that will remain in place to screen the 6 new antennas. Two radio cabinets and accessory equipment will remain within an interior room near the roof. A MCPA cabinet will be replaced with a Purcel battery cabinet within the equipment room. (Please see attached Site Plans and Photo Simulations.)

T-Mobile submits that the proposed facility will enhance the existing wireless phone coverage in the Panhandle and Haight Districts and will increase much needed capacity. The site will also allow for the integration of new safety and consumer-oriented services into the surrounding community.

Site Selection Analysis

Wireless systems are expanded or introduced in a given area to improve service to customers. There are several reasons to upgrade an existing facility. It may extend the coverage to new areas, increase the capacity of the system within the current service area, or improve quality. Some wireless facilities accomplish all three improvements.

This location was also selected because of its position relative to existing sites, providing favorable site geometry for federally mandated E911 location accuracy requirements and efficient frequency reuse. Since 40 percent of 911 calls are from mobile phones, effective site geometry within the overall network is needed to achieve accurate location information of mobile users, through triangulation with active wireless facilities.

Coverage

Coverage can be defined as having a certain minimum level of signal strength in a particular area. T-Mobile's target is to provide -76dBm of signal strength to our customers' areas across the network. This level of service guarantees reliable signal strength inside buildings to provide excellent voice quality in residential neighborhoods and commercial areas. In today's competitive

T-Mobile/Lewis Loeven and Associates

T-Mobile site #SF03580

marketplace, T-Mobile requires high quality coverage to be competitive and to fulfill our responsibilities under our FCC license, and comply with CPUC mandates

Capacity

Capacity is the number of calls that can be handled by a particular wireless facility. When we make phone calls, our mobile phones communicate with a nearby antenna site that can handle a limited number of calls. It then connects to land based phone lines. When a particular site is handling a sufficient number of calls, the available RF channels assigned to that site are at maximum capacity. When this occurs, the wireless phone user will hear a busy signal on his or her phone. For T-Mobile's specific GSM technology, typical sites with 6 antennas can handle a maximum of approximately 150 calls at any given time. The call traffic at the facility is continually monitored and analyzed so that overloading of sites is prevented. The objective for a capacity site is to handle increased call volume rather than expand a coverage area.

For this project, a coverage gap was determined to exist in the area generally bounded by Golden Gate Ave, Masonic, Buena Vista Ave West and Steiner.

Alternative Site Analysis

It was determined that the best way to improve capacity and coverage at this location was to modify and expand an exiting T-Mobile site rather than build a new one.

Safety and Compliance

The proposed wireless communications facility will not create any nuisance or be detrimental to the health, safety or general welfare, of persons residing or working in the neighborhood. T-Mobile technology does not interfere with any other forms of private or public communications systems, operating under FCC regulations

After construction of the facility, the site will be serviced once a month, during a routine scheduled maintenance window by a service technician. The site is unmanned and is a self-monitored facility. There will be no impact on parking or traffic in the area.

Conclusion

T-Mobile has identified this location for a proposed wireless telecomm facility for several reasons. The property provides an excellent location from which wireless coverage can be enhanced in the Haight and Panhandle Districts. The site has been designed to make virtually no visual deviation from the existing look of the subject building.

Community Benefits

Since its inception, wireless communications have provided services to communities far beyond mere convenience. Many businesses and Public Safety Agencies rely on these services in order to conduct important civic and commercial duties on a daily basis. Schools rely on an ability to reach parents quickly. Commercial Wireless companies have been at the forefront of critical communications services in recent events, such as earthquakes and fires in California. Traffic issues, weather and community events, are a few of the many services now available over these

T-Mobile/Loeven and Associates

T-Mobile site #SF03580

same communications devices. Wireless communications are an integral part of our national telecommunications infrastructure, and each community deserves the benefit of the best and most competitive service available.

E- 911

In accordance with Federal Communications Commission (FCC) Order 94-102, T-Mobile USA has launched a project to implement enhanced 9-1-1 services (Wireless E9-1-1) for its customers throughout California. Phase I of the project specified that the telephone number and receiving cell site or sector of the 9-1-1 caller be delivered to the 911 dispatch. Phase II adds a more precise location by triangulating on the location, (usually with 50-100 meter accuracy or better) in the form of latitude/longitude coordinates, to the Phase I information.

Many already view wireless phones as a lifeline. Each day more than 200,000 9-11 calls are made on cell phones, which is one third of all emergency calls that are placed.

T-Mobile Company Information

Based in Bellevue, Washington, the U.S. operations of T-Mobile International AG & Co. K.G., consists of T-Mobile USA, Inc. (formerly VoiceStream Wireless) and Powertel, Inc. (together "T-Mobile"). T-Mobile is one of the fastest growing nationwide wireless service providers, offering all digital voice, messaging and high-speed wireless data services to more than 16.3 million customers in the United States. A cornerstone of T-Mobile's strong consumer appeal has been its Get More® business strategy to provide customers with the best overall value in their wireless service so they can enjoy the benefits of mobile communications to Get More From Life®. T-Mobile has more than 24,000 employees across the country dedicated to delivering on its Get More® promise to provide customers with more minutes, more features and more service. The T-Mobile global brand name made its debut in the United States in July 2002, choosing California and Nevada as the first markets in the country to launch its wireless voice and data services. Here in the Bay Area, T-Mobile has purchased and taken control of the former PacBell Wireless/ Cingular System on January 5, 2005.

T-Mobile holds license in the California Market as follows: 1950.2-1964.8, 1965.2-1969.8 MHz and 1870.2-1884.8, 1885.2-1889.8 MHz.

T-Mobile offers consumers and business customers the most advanced mobile communications services available today, including voice, text messaging, and high-speed wireless data services. T-Mobile operates an all-digital, national wireless network based exclusively on GSM technology.

Enhanced Messaging Services - SMS, Instant Messaging & MMS

T-Mobile offers its customers a variety of options for using Short Messaging Service (SMS) or text messaging and Multimedia Messaging Service (MMS).

SMS: Every T-Mobile customer, regardless of device or rate plan, can send text messages via their handset to friends and family, no matter which wireless service provider they use. In addition, customers and their colleagues can use the Internet to send and receive text messages between wireless phones, devices and personal computers.

T-Mobile/Lewis Loeven and Associates

T-Mobile site #SF03580

5 Service Area Definition

The proposed installation is set to overlay T-Mobile's listing mobile telephone network in the City and County of San Francisco. Please refer to the attached Service Area Definition Maps showing the subject neighborhood with and without the proposed site.

In order to achieve street and in-building coverage, T-Mobile's wireless sites need to be located in close proximity to targeted areas. Recent Drive Tests in the area concluded that enhanced coverage in the immediate area of the proposed site is needed.

Our team has conducted a complete survey of the search area ring and has concluded that this property is the most viable candidate based on factors including land use compatibility, zoning and aesthetics.

The coverage area that will be serviced by this new site will be generally bounded by Golden Gate Ave, Masonic, Buena Vista Ave West and Steiner.

Attached are two coverage maps, one depicting existing coverage in the target area and the second depicting improved coverage with the proposed facilities. Existing T-Mobile facilities within the greater area are also identified on both maps.

Pre-Application Meeting Sign-in Sheet

Meeting Date: 2/26/13
 Meeting Time: 6pm
 Meeting Address: 50 Scott St.
 Project Address: 425 Divisadero
 Property Owner Name: _____
 Project Sponsor/Representative: T Mobile

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

| | NAME/ORGANIZATION | ADDRESS | PHONE # | EMAIL | SEND PLANS |
|-----|--------------------------------|---------|---------|-------|--------------------------|
| 1. | <u>No attendees at meeting</u> | | | | <input type="checkbox"/> |
| 2. | | | | | <input type="checkbox"/> |
| 3. | | | | | <input type="checkbox"/> |
| 4. | | | | | <input type="checkbox"/> |
| 5. | | | | | <input type="checkbox"/> |
| 6. | | | | | <input type="checkbox"/> |
| 7. | | | | | <input type="checkbox"/> |
| 8. | | | | | <input type="checkbox"/> |
| 9. | | | | | <input type="checkbox"/> |
| 10. | | | | | <input type="checkbox"/> |
| 11. | | | | | <input type="checkbox"/> |
| 12. | | | | | <input type="checkbox"/> |
| 13. | | | | | <input type="checkbox"/> |
| 14. | | | | | <input type="checkbox"/> |
| 15. | | | | | <input type="checkbox"/> |
| 16. | | | | | <input type="checkbox"/> |
| 17. | | | | | <input type="checkbox"/> |
| 18. | | | | | <input type="checkbox"/> |

Summary of discussion from the Pre-Application Meeting

Meeting Date: 2/26/13
 Meeting Time: 6-7 pm
 Meeting Address: 50 Scott St.
 Project Address: 425 Divisadero
 Property Owner Name: _____
 Project Sponsor/Representative: T-Mobile

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): _____

No attendees at meeting

Project Sponsor Response: _____

Question/Concern #2: _____

Project Sponsor Response: _____

Question/Concern #3: _____

Project Sponsor Response: _____

Question/Concern #4: _____

Project Sponsor Response: _____

Affidavit of Conducting a Pre-Application Meeting, Sign-in Sheet and Issues/Responses submittal

I, Alex Morin, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction or alteration prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at Harvey Milk Center 50 Scott St. (location/address) on 2/26 (date) from 6-7pm (time).
3. I have included the mailing list, meeting initiation, sign-in sheet, issue/response summary, and reduced plans with the entitlement 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, 3/4/13, 20 13 IN SAN FRANCISCO.

[Signature]
Signature

Alex Morin
Name (type or print)

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

425 Divisadero
Project Address

NOTICE OF NEIGHBORHOOD MEETING

To: Neighborhood Groups, Neighbors & Owners within 500' radius of
425 Divisadero Street

Meeting Information

Date: **Tuesday, February 26, 2013**
Time: 6:00 p.m.
Where: Harvey Milk Center for the Arts
50 Scott Street, San Francisco, CA
94117

Site Information

Address: 425 Divisadero Street
Block/Lot 1215-016
Zoning: NC-2

Applicant

T-Mobile

Contact Information

Alex Morin
530.219.8903

T-Mobile is proposing to modify an existing wireless telecommunications facility. The proposed modification includes replacing two existing antennas with six new antennas. The antennas are currently located behind a screen wall on the rooftop. The proposed antennas will remain within the existing screened area. Existing equipment cabinets are located in an interior storage area near the rooftop. You are invited to attend an informational community meeting located at the Harvey Milk Center for the Arts to learn more about the project.

If you have any questions regarding the proposal and are unable to attend the meeting, please contact the Alex Morin at 530.219.8903. Please contact Michelle Stahlhut, project planner with the San Francisco Department of City Planning at (415) 575.9116 if you have any questions regarding the planning process.

NOTE: If you require an interpreter to be present at the meeting, please contact our office at (530) 219.8903 no later than 5:00pm on Monday February 18, 2013 and we will make every effort to provide you with an interpreter.

NOTIFICACIÓN DE REUNIÓN DE VECINDARIO

Para: Grupos del vecindario, vecinos y propietarios dentro de un radio de 500' de
540 Van Ness Avenue (también conocida como 180 Redwood Street)

Información de la reunión

Fecha: Miércoles 27 de abril, 2011
Hora: 6:30 p.m.
Dónde: San Francisco Main Public Library
Latino/Hispanic Community Room B
100 Larkin Street
San Francisco, CA 94102

Información del lugar

Dirección: 540 Van Ness Avenue
(también conocida como
180 Redwood Street)
Cuadra/Lote 0766/013
Zonificación: RC-4

Solicitante

AT&T Mobility

Información de contacto

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

AT&T Mobility propone instalar una instalación de comunicaciones inalámbricas en 540 Van Ness Avenue (también conocida como 180 Redwood Street) necesaria para AT&T Mobility como parte de su red inalámbrica en San Francisco. La ubicación propuesta de AT&T Mobility es una instalación sin personal que consiste en la instalación de nueve (9) antenas panel que se montarán en el techo del edificio. El equipo se ubicará en el sótano del edificio. Habrá planos y fotos disponibles para que usted los revise en la reunión. Se lo invita a asistir a una reunión informativa de la comunidad que se realizará en San Francisco Main Public Library, Latino/Hispanic Community Room B, 100 Larkin Street el miércoles 27 de abril de 2011 a las 6:30 p.m. para tener más información sobre el proyecto.

Si tiene preguntas relacionadas con la propuesta y no puede asistir a la reunión, por favor, llame a la Línea Directa de AT&T Mobility, (415) 646-0972, y un especialista de AT&T Mobility le devolverá el llamado. Por favor, contacte a Sara Vellve, planificadora de proyecto, en el Departamento de Planificación de la Ciudad de San Francisco al (415) 558-6263 si tiene alguna pregunta relacionada con el proceso de planificación.

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

社區會議通知

致：Van Ness 大道 540 號（亦稱 Redwood 街 180 號）周圍五百英尺內的居民組織、居民和業主

會議資訊

日期：2011 年 4 月 27 日（星期三）
時間：下午 6:30
地點：加利福尼亞州三藩市 Larkin 街
100 號 San Francisco Main Public Library
Latino/Hispanic Community Room B（郵編
94102）

設施地點資訊

地址：Van Ness 大道 540 號
(亦稱 Redwood 街 180 號)
街區 / 地段：0766/013
分區：RC-4

申請公司

AT&T Mobility

聯繫資訊

AT&T Mobility 公司熱線電話
(415) 646-0972

AT&T Mobility 公司計畫在 Van Ness 大道 540 號（亦稱 Redwood 街 180 號）安裝一座無線通訊設施，作為 AT&T Mobility 公司在三藩市無線網路的一部分。計畫中的 AT&T Mobility 設施為無人操作設施，需要在該建築的樓頂安裝九 (9) 根平板天線。相關設備將被放置在該建築的地下室。我們在會上將提供計畫書和類比圖片供您參考。我們誠意邀請您參加定於 2011 年 4 月 27 日（星期三）下午 6:30 在 Larkin 街 100 號 San Francisco Main Public Library 的 Latino/Hispanic Community Room B 召開的社區通氣會，以便您瞭解有關本專案的更多資訊。

如果您對該計畫有任何疑問，但是無法出席這次會議，請撥打 AT&T Mobility 公司熱線電話 (415) 646-0972，AT&T Mobility 公司的一位專業人員將會回復您的電話。如果您對本規劃程式有任何疑問，請致電 (415) 558-6263 與三藩市城市規劃署的項目計畫員 Sara Vellve 聯繫。

注意：如果您需要一名翻譯陪同您出席會議，請在不晚於 2011 年 4 月 25 日（星期一）下午 5 點前致電 (415) 646-0972 與本辦公室聯繫，我們將盡力為您配備一名翻譯。



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 ALEX.MORIN@YMAIL.COM

September 6, 2012

Mr. Alex Morin
 Cortel LLC
 1075 45th Street
 Emeryville, California 94608-3327

Dear Alex:

As you requested, we have conducted the review required by the City of San Francisco of the coverage maps that T-Mobile West LLC will submit as part of its application package for proposed modifications to its base station located at 425 Divisadero Street (Site No. SF03580A). This is to fulfill the submittal requirements for Planning Department review.

Executive Summary

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

T-Mobile has installed two omnidirectional antennas within a view screen enclosure on top of the penthouse above the roof of the three-story office building located at 425 Divisadero Street. T-Mobile proposes to remove its existing antennas and to install six Ericsson Model AIR21 directional panel antennas within the same enclosure. The antennas would be mounted with up to 3° downtilt at an effective height of about 56 feet above ground, 11½ feet above the roof, and would be oriented in pairs toward 80°T, 220°T, and 320°T. The maximum effective radiated power proposed by T-Mobile in any direction is 4,550 watts, representing simultaneous operation at 2,350 watts for AWS and 2,200 watts for PCS.

T-Mobile provided for review a pair of coverage maps showing its existing and proposed 3G UMTS (2100 MHz) coverage in the area. Both maps show three levels of coverage, which T-Mobile colors and defines as follows:

- | | |
|--------|-----------------------------|
| Green | In-building coverage (good) |
| Yellow | In-vehicle coverage (fair) |
| Grey | On-street coverage (poor) |

Although not defined on the maps, areas that have worse than on-street coverage are shown in white.

Mr. Alex Morin, page 2
September 6, 2012

We undertook a two-step process in our review. As a first step, we obtained information from T-Mobile 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 T-Mobile uses to determine the levels of 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 T-Mobile UMTS signal strength in the vicinity of the proposed site. Our fieldwork was conducted on August 23, 2012, between 4:40 PM and 6:10 PM. The 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 T-Mobile had indicated would receive improved service.

Based on the measurement data, we conclude that the 3G UMTS (2100 MHz) T-Mobile coverage map showing the service area without the proposed installation accurately represents the carrier's present coverage. The map submitted to show the after coverage with the proposed modifications to the base station was prepared on the same basis as the map of existing conditions and so is expected to accurately illustrate the improvements in coverage.

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

Sincerely yours,

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

William F. Hammett, P.E.

bb

T-MOBILE WEST CORPORATION



1855 GATEWAY BLVD 9TH FLOOR
CONCORD, CA 94520

SF013 DIVISADERO & OAK

SF03580A

SF013
DIVISADERO
& OAK

SF03580A
425 DIVISADERO ST
SAN FRANCISCO, CA 94117

ISSUE STATUS

| Δ | DATE | DESCRIPTION | |
|---|----------|-------------|------|
| | 06/25/12 | ZD 90% | C.C. |
| | 07/05/12 | ZD 100% | A.M. |
| | 07/22/12 | CLIENT REV | R.M. |
| | - | - | - |
| | - | - | - |
| | - | - | - |

DRAWN BY: C. CODY
CHECKED BY: J. GRAY
APPROVED BY: -
DATE: 07/22/12

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

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PROJECT DESCRIPTION

A MODIFICATION TO AN (E) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF REMOVING & REPLACING AN (E) T-MOBILE MCPA CABINET & (2) (E) OMNI ANTENNAS W/ W/ A (P) PURCELL CABINET W/ (2) (P) 6601 BTS UNITS INSIDE, (6) (P) T-MOBILE ANTENNAS, A (P) CABLE TRAY, (1) (P) HYBRID CABLE, (1) (P) BREAKOUT ENCLOSURE, & (12) (P) RUNS OF 3/8" RUNS OF COAX. ALSO ADDING A (P) 1X2 COAX ENTRY PORT. PAINT CABLE TRAY & ANTENNAS TO MATCH (E) BUILDING.

VICINITY MAP



CODE COMPLIANCE

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

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

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

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

PROJECT INFORMATION

SITE NAME: SF013 DIVISADERO & OAK SITE #: SF03580A
COUNTY: SAN FRANCISCO JURISDICTION: CITY OF SAN FRANCISCO
BLOCK / LOT: 1215-016 POWER: PG&E
SITE ADDRESS: 425 DIVISADERO ST SAN FRANCISCO, CA 94117 TELEPHONE: AT&T
CURRENT ZONING: NC-2
CONSTRUCTION TYPE: V
OCCUPANCY TYPE: U, (UNMANNED COMMUNICATIONS FACILITY)
PROPERTY OWNER: THE BRENNAN LIVING TRUST 425 DIVISADERO SAN FRANCISCO, CA 94117
APPLICANT: T-MOBILE WEST CORPORATION 1855 GATEWAY BLVD 9TH FLOOR CONCORD, CA 94520-3200 ATTN: BRAD CHAPMAN
LEASING CONTACT: ATTN: ALEX MORIN (530) 219-8903
ZONING CONTACT: ATTN: ALEX MORIN (530) 219-8903
CONSTRUCTION CONTACT: ATTN: RON MAX (707) 363-6379
LATITUDE: N 37° 46' 24.30" NAD 83
LONGITUDE: W 122° 26' 15.94" NAD 83
AMSL: ±39.7'

DRIVING DIRECTIONS

- FROM: 1855 GATEWAY BLVD, CONCORD, CA 94520-3200
TO: 425 DIVISADERO ST, SAN FRANCISCO, CA 94117
1. HEAD SOUTHEAST ON GATEWAY BLVD 108 FT
 2. TAKE THE 1ST RIGHT ONTO CLAYTON RD 0.3 MI
 3. MERGE ONTO CA-242 S VIA THE RAMP TO OAKLAND 1.2 MI
 4. MERGE ONTO I-680 S 3.3 MI
 5. TAKE EXIT 46 FOR CALIFORNIA 24 TOWARD LAFAYETTE/OAKLAND 1.3 MI
 6. MERGE ONTO CA-24 W 12.3 MI
 7. TAKE EXIT 2B TOWARD I-580 W 1.0 MI
 8. MERGE ONTO I-580 W 0.5 MI
 9. TAKE EXIT 19A ON THE LEFT TO MERGE ONTO I-80 W TOWARD SAN FRANCISCO PARTIAL TOLL ROAD 8.3 MI
 10. TAKE EXIT 1B TO MERGE ONTO US-101 N TOWARD GOLDEN GATE BRIDGE 0.7 MI
 11. CONTINUE ONTO CENTRAL FWY (SIGNS FOR OCTAVIA BLVD/FELL ST) 0.4 MI
 12. CONTINUE ONTO OCTAVIA BLVD 0.3 MI
 13. TURN LEFT ONTO FELL ST 0.7 MI
 14. TURN LEFT ONTO DIVISADERO ST 233 FT

END AT: 425 DIVISADERO ST, SAN FRANCISCO, CA 94117
ESTIMATED TIME: 39 MINUTES ESTIMATED DISTANCE: 30.3 MILES

SHEET INDEX

| SHEET | DESCRIPTION | REV |
|-------|---------------------------|-----|
| T-1 | TITLE SHEET | - |
| A-1 | SITE PLAN | - |
| A-2 | EQUIPMENT PLANS & DETAILS | - |
| A-3 | ANTENNA PLAN & DETAILS | - |
| A-4 | ELEVATION | - |

APPROVAL

| |
|--------------|
| RF |
| LEASING |
| ZONING |
| CONSTRUCTION |
| T-MOBILE |

T-MOBILE WEST CORPORATION

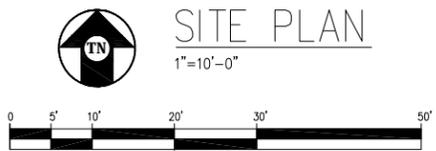
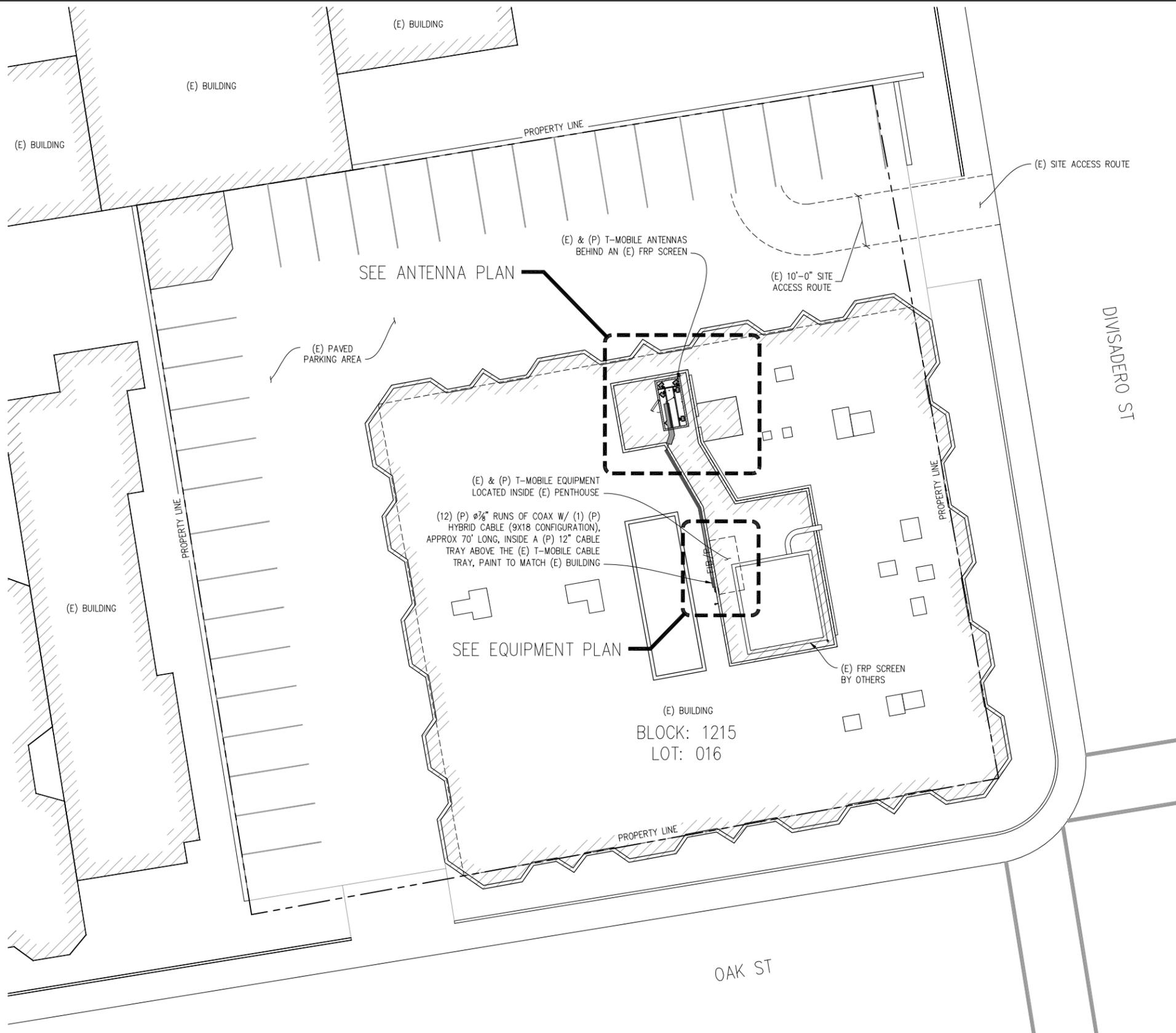
1855 GATEWAY BLVD 9TH FLOOR
CONCORD, CA 94520

SHEET TITLE:

TITLE

SHEET NUMBER:

T-1



**SF013
DIVISADERO
& OAK**

SF03580A
425 DIVISADERO ST
SAN FRANCISCO, CA 94117

ISSUE STATUS

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| | 07/05/12 | ZD 100% | A.M. |
| | 07/22/12 | CLIENT REV | R.M. |
| | - | - | - |
| | - | - | - |

DRAWN BY: C. CODY
 CHECKED BY: J. GRAY
 APPROVED BY: -
 DATE: 07/22/12

Streamline Engineering
and Design, Inc.

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

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T-MOBILE WEST CORPORATION
T-Mobile
 1655 GATEWAY BLVD 9TH FLOOR
 CONCORD, CA 94520

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1

ISSUE STATUS

| △ | DATE | DESCRIPTION | |
|---|----------|-------------|------|
| | 06/25/12 | ZD 90% | C.C. |
| | 07/05/12 | ZD 100% | A.M. |
| | 07/22/12 | CLIENT REV | R.M. |
| | - | - | - |
| | - | - | - |

DRAWN BY: C. CODY

CHECKED BY: J. GRAY

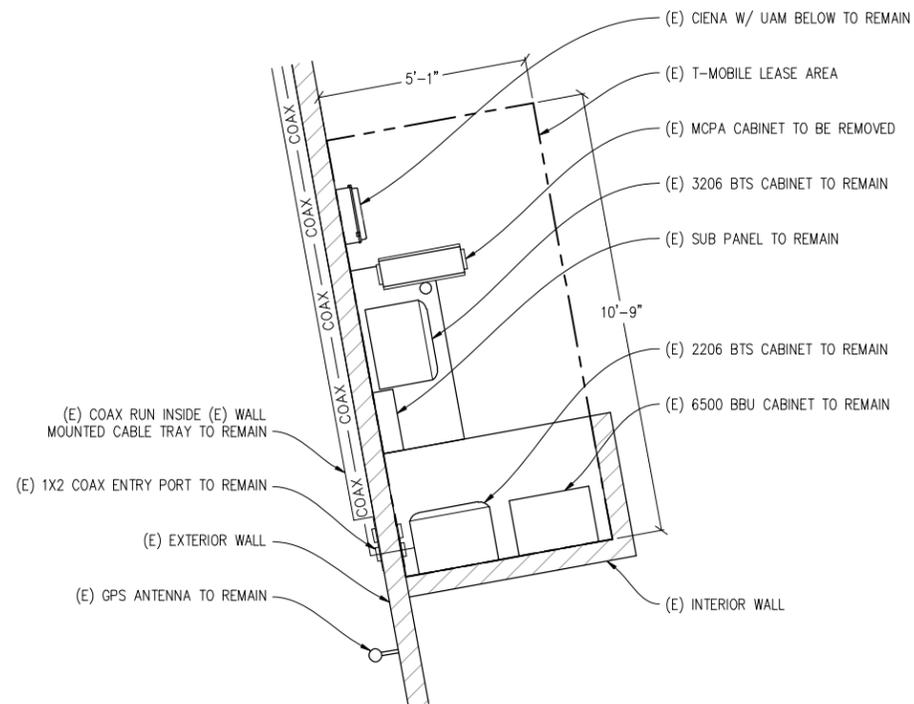
APPROVED BY: -

DATE: 07/22/12

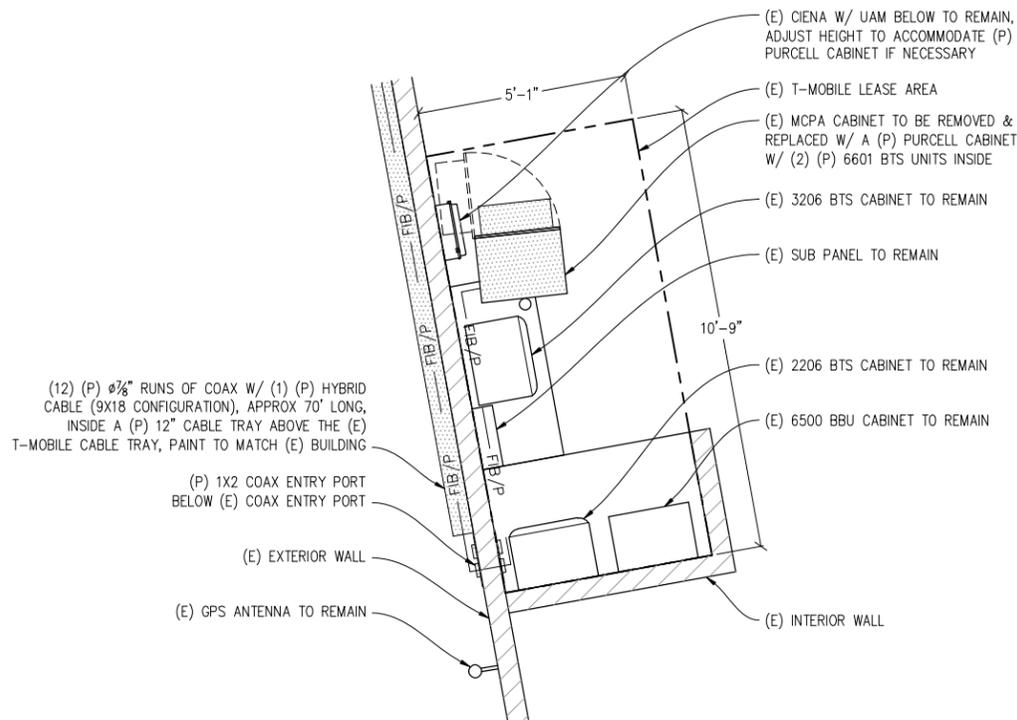
**Streamline Engineering
and Design, Inc.**

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

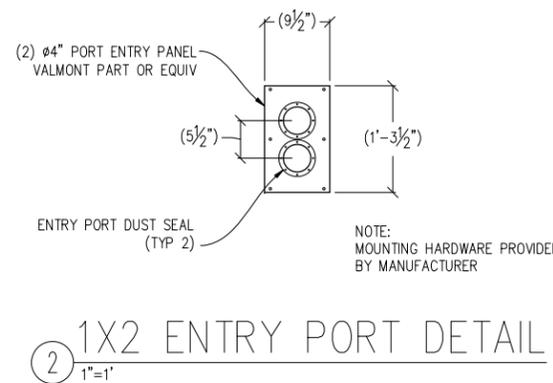
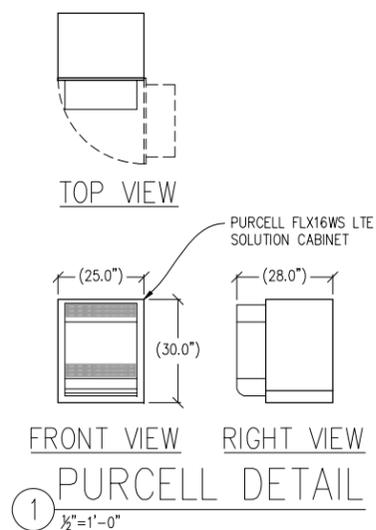
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(E) EQUIPMENT PLAN
1/2"=1'-0"
0 6" 1' 2' 3' 5' 7' 10'



(P) EQUIPMENT PLAN
1/2"=1'-0"
0 6" 1' 2' 3' 5' 7' 10'



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| | 07/05/12 | ZD 100% | A.M. |
| | 07/22/12 | CLIENT REV | R.M. |
| | - | - | - |
| | - | - | - |
| | - | - | - |

DRAWN BY: C. CODY

CHECKED BY: J. GRAY

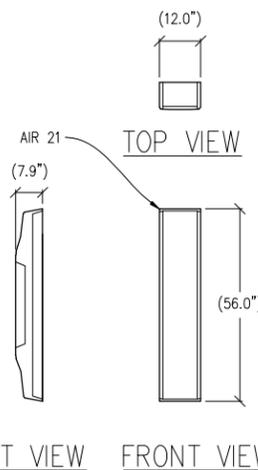
APPROVED BY: -

DATE: 07/22/12

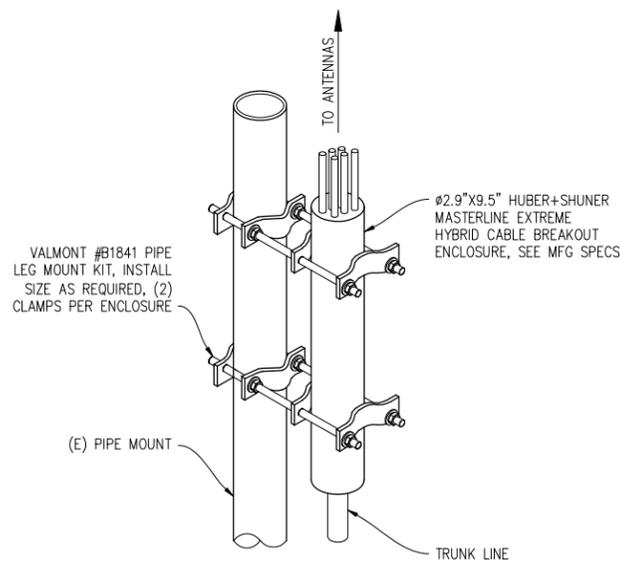
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3288 Pentryn Rd, Suite 200 Loomis, CA 95650
 Contact: Larry Houghby Phone: 916-275-4180
 E-Mail: larry@streamlineeng.com Fax: 916-660-1941

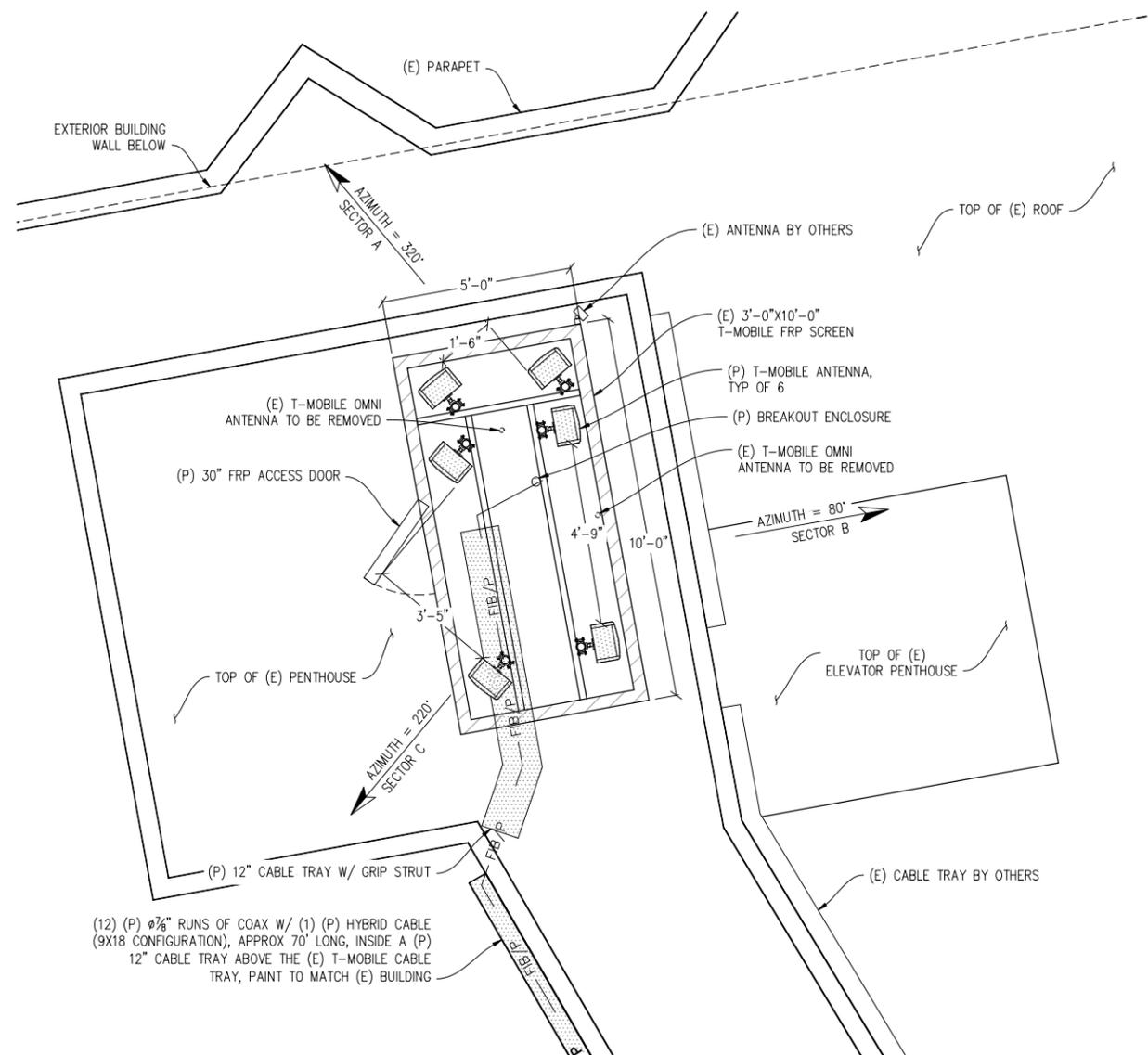
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① (P) ANTENNA DETAIL
1/2" = 1'-0"



② HYBRID CABLE ON VERT PIPE
NOT TO SCALE



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

NOTE: PAINT (P) T-MOBILE ANTENNAS TO MATCH (E) BUILDING

T-MOBILE WEST CORPORATION

T-Mobile

1855 GATEWAY BLVD 9TH FLOOR
CONCORD, CA 94520

SHEET TITLE:

ANTENNA PLAN
& DETAILS

SHEET NUMBER:

A-3

**SF013
DIVISADERO
& OAK**

SF03580A
425 DIVISADERO ST
SAN FRANCISCO, CA 94117

ISSUE STATUS

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|---|----------|-------------|------|
| | 06/25/12 | ZD 90% | C.C. |
| | 07/05/12 | ZD 100% | A.M. |
| | 07/22/12 | CLIENT REV | R.M. |
| | - | - | - |
| | - | - | - |
| | - | - | - |

DRAWN BY: C. CODY

CHECKED BY: J. GRAY

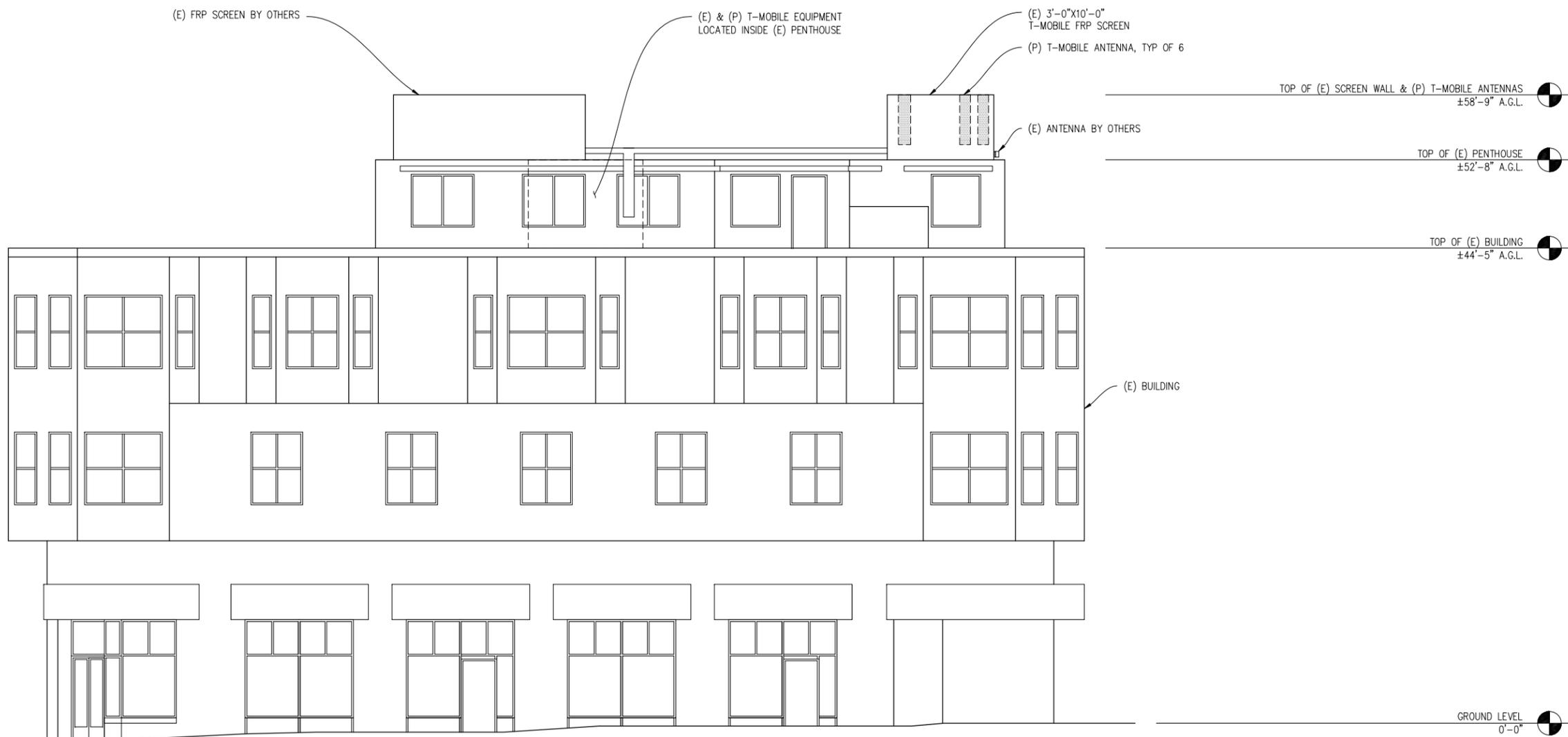
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EAST ELEVATION
3/16" = 1'-0"

NOTE: PAINT (P) T-MOBILE ANTENNAS TO MATCH (E) BUILDING

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T-Mobile

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CONCORD, CA 94520

SHEET TITLE:

ELEVATION

SHEET NUMBER:

A-4