



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: JUNE 6, 2013

Date: May 30, 2013
Case No.: **2012.1469C**
Project Address: **112-114 7th Street**
Current Zoning: Western SOMA Mixed Use General District
65-X Height and Bulk District
Block/Lot: 3727/001
Project Sponsor: AT&T Mobility represented by
Eric Lentz, Permit Me Inc.
430 Bush Street, 5th Floor
San Francisco, CA 94108
Staff Contact: Omar Masry – (415) 575-9116
Omar.Masry@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The proposal is to install a macro Wireless Telecommunications Services (“WTS”) facility consisting of up to sixteen panel antennas located on the roof of the subject building as part of AT&T Mobility’s telecommunications network. The antennas are proposed on a Location Preference 2 Site (Co-Location Site) according to the WTS Siting Guidelines. The proposed antennas would measure approximately 57” high by 17” wide by 8” thick. The antennas would be located in four separate sectors with four antennas per sector. Sector “A” would be located ten feet from the roof edge along the Mission Street frontage and screened by an eight-foot tall fiberglass panel painted to match the building. The three remaining sectors would feature clusters of individual antennas designed to resemble roof vent pipes. Electronic equipment necessary to run the facility would be located in a ground floor room in the adjacent parking garage.

SITE DESCRIPTION AND PRESENT USE

The building is located on Assessor’s Block 3727, Lot 001 on the southeast corner of Mission and Seventh streets. This site is within the Western SOMA Mixed Use General Zoning District, and 65-X Height and Bulk District. The project site contains a five-story, 56-foot high, hotel (“Goodhotel” formerly known as “Hotel Gordon” and “Hotel Britton”). There are existing Sprint and Nextel WTS facilities within two sectors; a single antenna on the southern edge of the roof, and radome at the base of a roof mounted flagpole.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located in a predominantly non-residential area of the South of Market neighborhood, which features a variety of zoning districts and land uses. Nearby uses include the San Francisco Federal

Building, James Browning United States Courthouse to the west across Mission Street, a mixed-use office and residential building to the north, and mid-rise hotels to the east.

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 17, 2013	May 15, 2013	22 days
Posted Notice	20 days	May 17, 2013	May 17, 2013	20 days
Mailed Notice	20 days	May 17, 2013	May 17, 2013	20 days

PUBLIC COMMENT

- As of May 30, 2013, the Department has received no comments regarding the proposed Project.

ISSUES AND OTHER CONSIDERATIONS

- A Conditional Use application (Case No. 1999.893C) was authorized on June 6, 2000 for a Sprint Nextel WTS facility.
- 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 844.93 of the Planning Code, Conditional Use authorization is required for a WTS facility in Western SOMA Mixed Use General 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.
- The project site is considered a Location Preference 2 (Co-Location Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines.
- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections.
- The expected RF emissions fall well within the limits established by the FCC.
- Based on propagation maps provided by AT&T Mobility, the project would provide coverage in an area that currently experiences several gaps in coverage and capacity.
- Based on the analysis provided by AT&T Mobility, the project would provide additional capacity in an area that currently experiences insufficient service during periods of high data usage.
- Based on independent third-party evaluation, the maps, data, and conclusions about service coverage and capacity provided by AT&T Mobility are accurate.
- The proposed antennas would be minimally visible when viewed from adjacent rights-of-way and points further away so as to avoid intrusion into public vistas, avoid disruption of the architectural integrity of building and insure harmony with neighborhood character.
- The proposed project has been reviewed by staff and found to be categorically exempt from further environmental review. The proposed changes to the subject building do not result in a significant impact on the resource. The proposed antenna project is categorically exempt from further environmental review pursuant to the Class 3 exemptions of California Environmental Quality Act.
- A Five Year Plan with approximate longitudinal and latitudinal coordinates of proposed locations, including the subject site, was submitted.
- All required public notifications were conducted in compliance with the City's code and policies.

RECOMMENDATION: Approval with Conditions

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|--|--|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Executive Summary <input checked="" type="checkbox"/> Draft Motion <input checked="" type="checkbox"/> Zoning District Map <input type="checkbox"/> Height & Bulk Map <input checked="" type="checkbox"/> Parcel Map <input checked="" type="checkbox"/> Sanborn Map <input checked="" type="checkbox"/> Aerial Photo <input checked="" type="checkbox"/> Context Photos <input checked="" type="checkbox"/> Site Photos | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Project sponsor submittal Drawings: <u>Proposed Project</u> <input checked="" type="checkbox"/> Check for legibility <input checked="" type="checkbox"/> Photo Simulations <input checked="" type="checkbox"/> Coverage Maps <input checked="" type="checkbox"/> RF Report <input checked="" type="checkbox"/> DPH Approval <input checked="" type="checkbox"/> Community Outreach Report <input checked="" type="checkbox"/> Independent Evaluation |
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Exhibits above marked with an "X" are included in this packet _____om_____ 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. XXXXX

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 303(c) and 844.93 TO INSTALL A WIRELESS TELECOMMUNICATIONS SERVICE FACILITY CONSISTING OF UP TO SIXTEEN PANEL ANTENNAS AND RELATED EQUIPMENT ON AN EXISTING FIVE-STORY HOTEL WITH GROUND FLOOR COMMERCIAL AS PART OF AT&T MOBILITY'S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN WESTERN SOMA MIXED USE GENERAL ZONING AND 65-X HEIGHT AND BULK DISTRICTS.

PREAMBLE

On November 28, 2012, AT&T Mobility (hereinafter "Project Sponsor"), made an application (hereinafter "application"), for Conditional Use Authorization on the property at 112-114 7th Street, Lot 001 in Assessor's Block 3727, (hereinafter "project site") to install a Wireless Telecommunications Service facility consisting of up to sixteen panel antennas and related equipment on an existing five-story hotel building, with ground floor commercial, as part of AT&T Mobility's telecommunications network, within Western SOMA Mixed Use General Zoning and 65-X Height and Bulk Districts.

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 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 6, 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. 2012.1469C, 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 3727, Lot 001 on the southeast corner of Mission and Seventh streets. This site is within the Western SOMA Mixed Use General Zoning District, and 65-X Height and Bulk District. The project site contains a five-story, 56-foot high, hotel ("Goodhotel" formerly known as "Hotel Gordon" and "Hotel Britton"). There are existing Sprint and Nextel WTS facilities within two sectors; a single antenna on the southern edge of the roof, and radome at the base of a roof mounted flagpole.
3. **Surrounding Properties and Neighborhood.** The project site is located at the intersection of Mission and 7th streets in the South of Market Area (SOMA). The subject area is generally developed with mid to high-rise buildings, primarily containing offices and institutional uses, including a federal office building and courthouse. Ground-level uses primarily include eating and drinking establishments and retail stores.
4. **Project Description.** The proposal is to install a macro wireless telecommunications service ("WTS") facility consisting of a maximum of sixteen panel antennas located on the rooftop of the subject building along with associated electronic equipment that would be located in the adjacent parking garage as part of AT&T Mobility's telecommunications network. The antennas are proposed on a Location Preference 2 Site (Co-location site) according to the WTS Siting Guidelines. The proposed antennas would measure approximately 57" high by 17" wide by 8" thick. The sixteen antennas would be located at four sectors with four antennas per sector. The antennas will be located in four separate sectors with four antennas per sector. Sector "A" will be located ten feet from the roof edge along the Mission Street frontage and screened by an eight-foot tall fiberglass panel painted to match the building. The remaining sectors will feature individual antennas designed to resemble clusters of roof vent pipes. Electronic equipment necessary to run the facility will be located in a ground floor room in the parking garage.

5. **Past History and Actions.** The Planning Commission adopted the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines (“Guidelines”) for the installation of wireless telecommunications facilities in 1996. These Guidelines set forth the land use policies and practices that guide the installation and approval of wireless facilities throughout San Francisco. A large portion of the Guidelines was dedicated to establishing location preferences for these installations. The Board of Supervisors, in Resolution No. 635-96, provided input as to where wireless facilities should be located within San Francisco. The Guidelines were updated by the Commission in 2003 and again in 2012, requiring community outreach, notification, and detailed information about the facilities to be installed.

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

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

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

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of buildings for the siting of wireless telecommunications facilities. Under the *Guidelines*, the Project is a Location Preference Number 2, as it is a preferred location due to the presence of previously approved WTS facilities (Sprint and Nextel, Case No. 1999.893C, Motion No. 15094).
7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 700 - 2170 Megahertz (MHZ) bands, which is regulated by the Federal Communications Commission (FCC) and which must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.

8. **Radiofrequency (RF) Emissions:** The Project Sponsor retained Hammett & Edison, Inc., a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. Pursuant to the *Guidelines*, the Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the *Guidelines*.
9. **Department of Public Health Review and Approval.** The proposed project was referred to the Department of Public Health (DPH) for emissions exposure analysis. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were Sprint and Nextel antennas observed at the rooftop of the Project site. AT&T proposes to install sixteen new antennas. The antennas will be mounted at a height of 62 feet above the ground. The estimated ambient RF field from the proposed AT&T transmitters at ground level is calculated to be 0.02 mW/sq cm., which is 3.3% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 66 feet which includes areas of the rooftop but does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish, and Chinese. Workers should not have access to within 24 feet of the front of the antennas while in operation and this exclusion area should be marked on the rooftop with yellow striping.
10. **Maintenance Schedule.** The proposed facility would operate without on-site staff but with a two-person maintenance crew visiting the property approximately once a month and on an as-needed basis to service and monitor the facility.
11. **Community Outreach.** Per the *Guidelines*, the Project Sponsor held a Community Outreach Meeting for the proposed project. The meeting was held at 6:00 p.m. on February 26, 2013, at the San Francisco Public Library, located at 100 Larkin Street. The applicant indicated a notice of the meeting was mailed to 2,295 property owners and tenants within 500 feet of the Project site and to 33 neighborhood organizations. One community member attended the meeting. Planning Department staff has not received any comments regarding the proposed facility.
12. **Five-year plan:** Per the *Guidelines*, the Project Sponsor submitted its latest five-year plan, as required, in April 2013.
13. **Public Comment.** As of May 30th, the Department has not received public comment on the project.
14. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Use.** Pursuant to Section 844.93 of the Planning Code, Conditional Use authorization is required for a WTS facility in the Western SOMA Mixed Use General District.
15. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

- i. *Desirable: San Francisco is a leader of the technological economy; it is important and desirable to the vitality of the City to have and maintain adequate telecommunications coverage and data capacity. This includes the installation and upgrading of systems to keep up with changing technology and increases in usage. It is desirable for the City to allow wireless facilities to be installed.*

The proposed project at 112-114 7th 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 of such size and nature 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 known historic resource.

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

Coverage: San Francisco does have sufficient overall wireless coverage (note that this is separate from carrier service). San Francisco's unique coverage issues due to topography and building heights presents coverage issues. The hills and buildings disrupt direct lines of site between WTS base stations. Thus, telecommunication carriers often install additional installations to make sure coverage is sufficient.

Capacity: While a carrier may have adequate coverage in a certain area, the capacity may not be sufficient. With the continuous innovations in wireless data technology and demand placed on existing infrastructure, individual telecommunications carriers must upgrade and in some instances expand their facilities network to be able to have proper data distribution. It is necessary for San Francisco, as a leader in technology, to have adequate capacity.

The proposed project at 112 - 114 7th Street is necessary in order to achieve sufficient street and in-building mobile phone coverage. Recent drive tests in the subject area conducted by the AT&T Mobility Radio Frequency Engineering Team provide evidence that the subject property is the most viable location, based on factors including quality of coverage and aesthetics. The proposed coverage area will serve the vicinity that includes Mission Street, 7th Street, Howard Street and Julia Street, as indicated in the coverage maps. This facility will improve coverage in the South of Market Area (SOMA) as well as provide necessary facilities for emergency transmission and improved communication for the neighborhood, community, and the region.

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

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

The proposed project must comply with all applicable Federal and State regulations to safeguard the health, safety and to ensure that persons residing or working in the vicinity 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 if operated in compliance with the FCC-adopted health and safety standards.

The Department is developing a database of all such wireless communications facilities operating or proposed for operation in the City and County of San Francisco. All applicants are now required to submit information on the location and nature of all existing and approved wireless transmission facilities operated by the Project Sponsor. The goal of this effort is to foster public information as to the location of these facilities.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

No increase in traffic volume is anticipated with the facilities operating unmanned, with a single maintenance crew visiting the site once a month or on an as-needed basis.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

While some noise and dust may result from the 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;

The proposed antennas would be installed on the rooftop of the subject building. The use of faux vent pipe covers (Sectors B, C, & D) and a radio-frequency transparent screen (Sector A), will minimize the visual impact of the antennas from pedestrian level on adjacent 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.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The proposed project is consistent with the stated purpose of the Western SOMA Mixed Use General Zoning District in that the intended use is located on an existing building approximately 56 feet tall and antennas set back from the street frontage.

16. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan

HOUSING ELEMENT

BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE

OBJECTIVE 12 – BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY’S GROWING POPULATION.

POLICY 12.2 – Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.

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

The Project will improve AT&T Mobility coverage and capacity in residential, commercial and recreational areas along primary transportation routes in San Francisco.

URBAN DESIGN

HUMAN NEEDS

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

POLICY 4.14 - Remove and obscure distracting and cluttering elements.

The Project proposes antennas that are setback from the edge of the building (Sector A), or disguised by faux vent pipes, and the related equipment would be located within the building. The faux vent pipes would be not appear distinct or cluttered from pedestrian level at nearby public rights-of-way.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1:

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

Policy 2:

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

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

OBJECTIVE 2:

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

Policy 1:

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

Policy 3:

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

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

OBJECTIVE 4:

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

Policy 1:

Maintain and enhance a favorable business climate in the City.

Policy 2:

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

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

VISITOR TRADE

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

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

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

COMMUNITY SAFETY ELEMENT

Objectives and Policies

OBJECTIVE 3:

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

Policy 1:

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

Policy 2:

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

Policy 3:

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

Policy 5:

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

Policy 6:

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

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

17. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

No neighborhood-serving retail use would be displaced and the wireless communications network will enhance personal communication services.

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

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

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

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

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

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

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

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

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

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

- G. That landmarks and historic buildings be preserved.

The proposed wireless installation is anticipated to minimize the visibility of the antennas from nearby public rights-of-way. While the proposed project is located on a building considered a potential historic resource, and eligible for listing in the National Register; mounting the antennas on the

rooftop would not affect any character-defining features of the building. By minimizing the visibility of the proposed antennas and mounting the antennas on the rooftop, the project would not significantly alter the subject building or surrounding buildings.

- 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.

18. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
19. The Commission hereby finds that approval of the Determination of Compliance authorization would promote the health, safety and welfare of the City.

DECISION

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Conditional Use authorization under Planning Code Sections 844.93 and 303 to install up to sixteen panel antennas and associated equipment cabinets at the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 2 (Co-Location) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within the Western SOMA Mixed Use General Zoning and 65-X 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. XXXXX. 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 6, 2013**.

Jonas P. Ionin
Acting Commission Secretary

AYES

NAYS:

ABSENT:

ADOPTED: June 6, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 844.93 and 303 to install a wireless telecommunications service facility consisting of up to sixteen panel antennas with related equipment, a Location Preference 2 (Co-Location) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, as part of AT&T Mobility's telecommunications network within the Western SOMA Mixed Use General Zoning and 65-X 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 6, 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.** Use is authorized as long as an independent evaluator determines that the information and conclusions submitted by AT&T Mobility in support of its request for conditional use are accurate. AT&T Mobility shall fully cooperate with the evaluator and shall provide any and all data requested by the evaluator to allow the evaluator to verify that the maps, data and conclusions about service coverage submitted by AT&T Mobility are accurate. AT&T Mobility shall bear all costs of said evaluation. The independent evaluator, upon request by AT&T Mobility, shall keep the submitted data confidential and shall sign a confidentiality agreement acceptable to AT&T Mobility. The independent evaluator shall be a professional engineer licensed by the State of California.

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

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

4. **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.

5. **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 "antenna 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

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

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

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

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

8. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific Conditions of Approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

9. **Implementation Costs - WTS.**

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

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

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

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

11. **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.

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

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

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

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

14. **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

15. **Community Liaison.** Prior to issuance of a building permit application to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

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

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

17. **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.

18. **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.

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

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

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

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

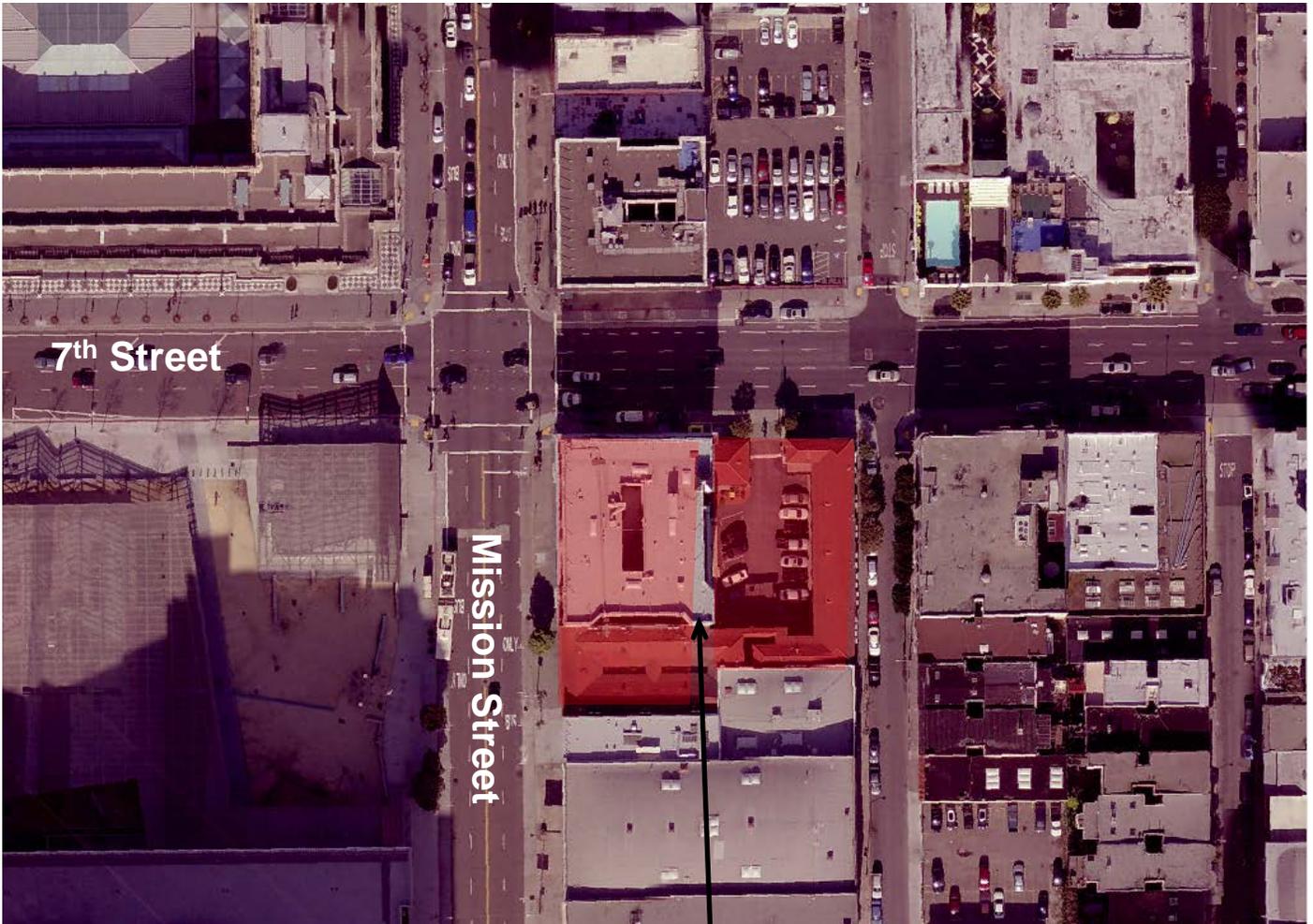
Zoning Map



SUBJECT PROPERTY



Aerial Photo

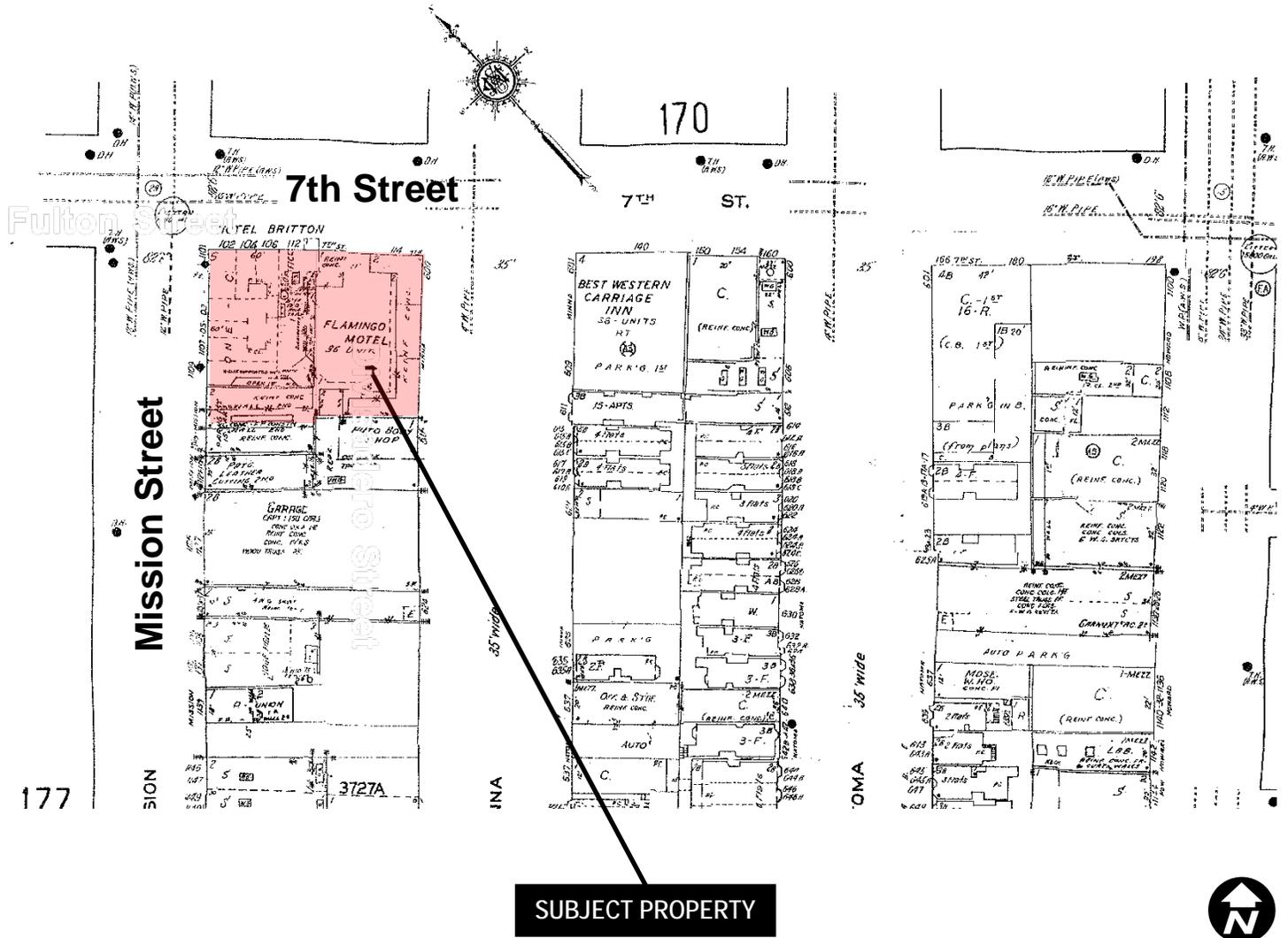


SUBJECT PROPERTY



Case Number 2012.1469C
AT&T Mobility WTS Facility
112-114 7th Street

Sanborn Map*



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

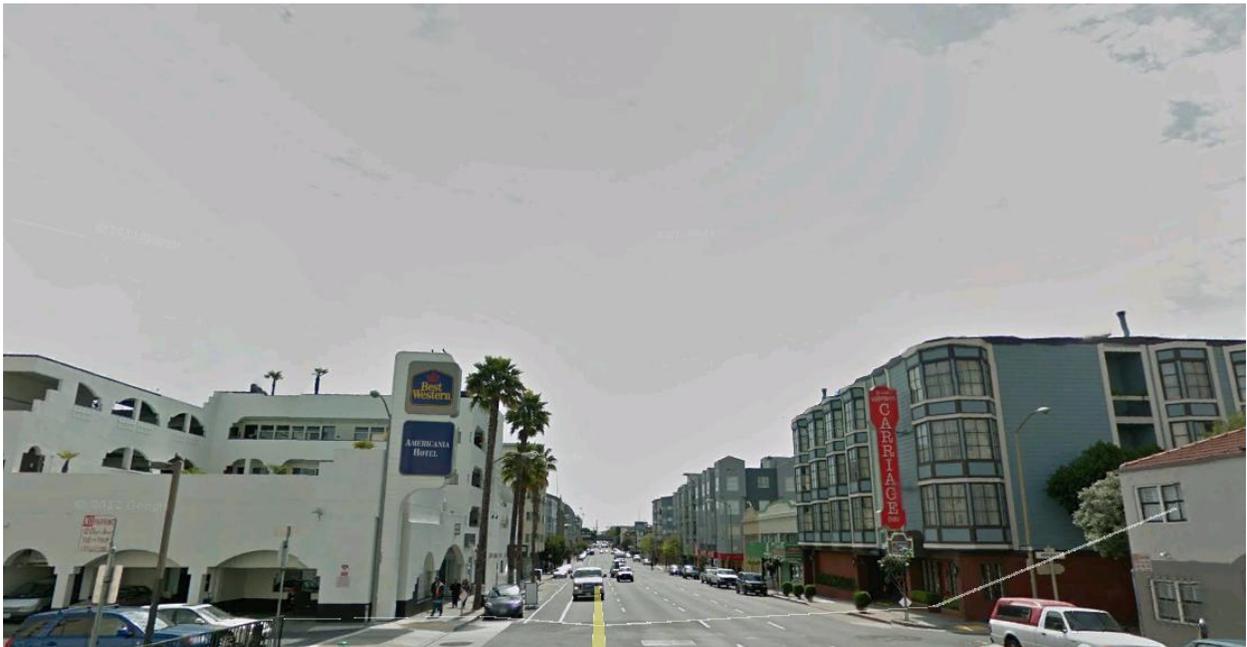
Case Number 2012.1469C
 AT&T Mobility WTS Facility
 112-114 7th Street

Contextual Photographs

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



Facing North on 7th Street



Facing South on 7th Street



Facing East on Mission Street



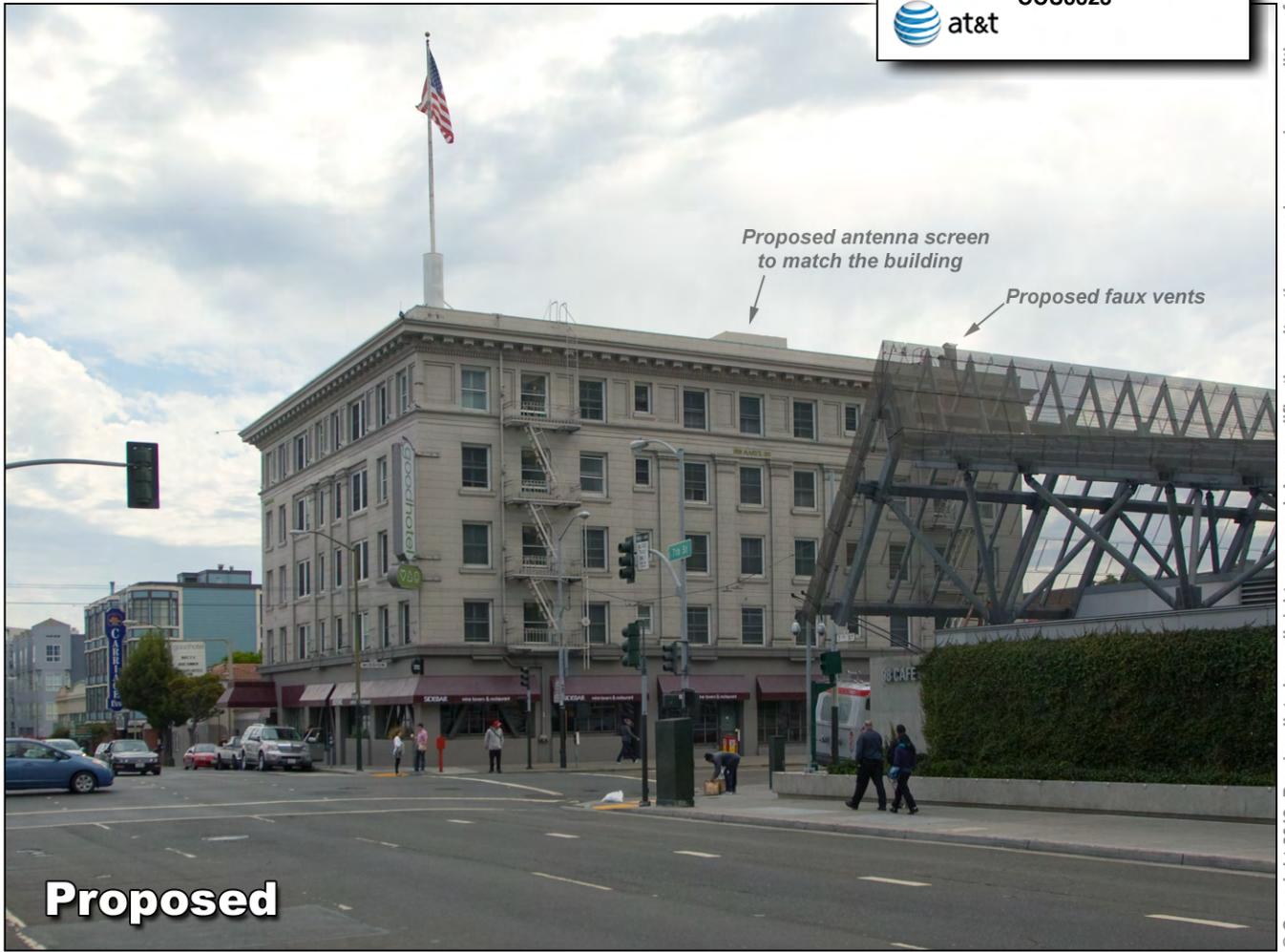
Facing West on Mission Street

Photosimulation of view looking south along 7th Street, just north of Mission.



Existing

Good Hotel
 114 7th St
 San Francisco, CA 94103
 CCU3328

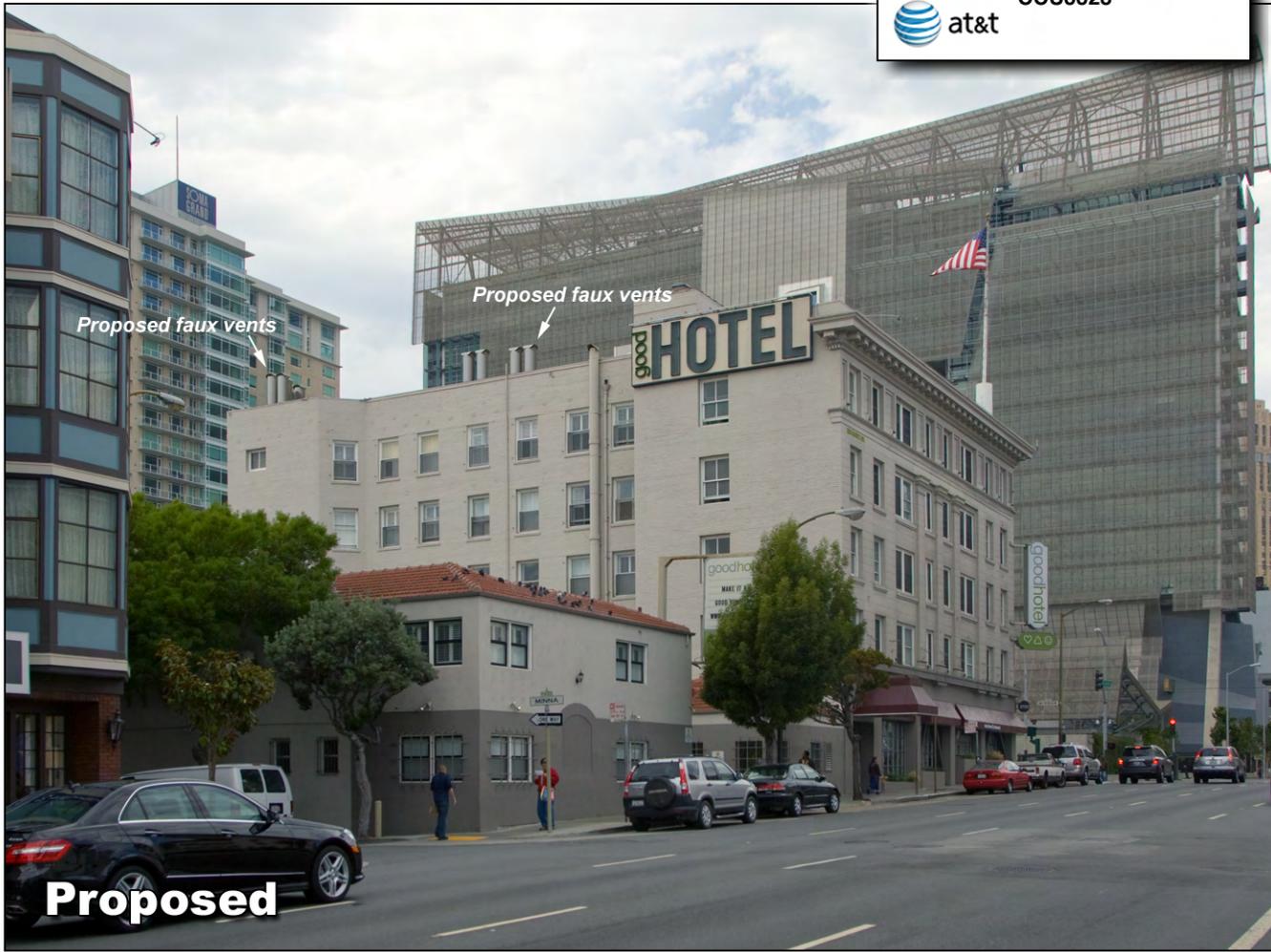
Proposed

Photosimulation of view looking west from across 7th Street, near Natoma Street.



Existing

Good Hotel
 114 7th St
 San Francisco, CA 94103
 CCU3328

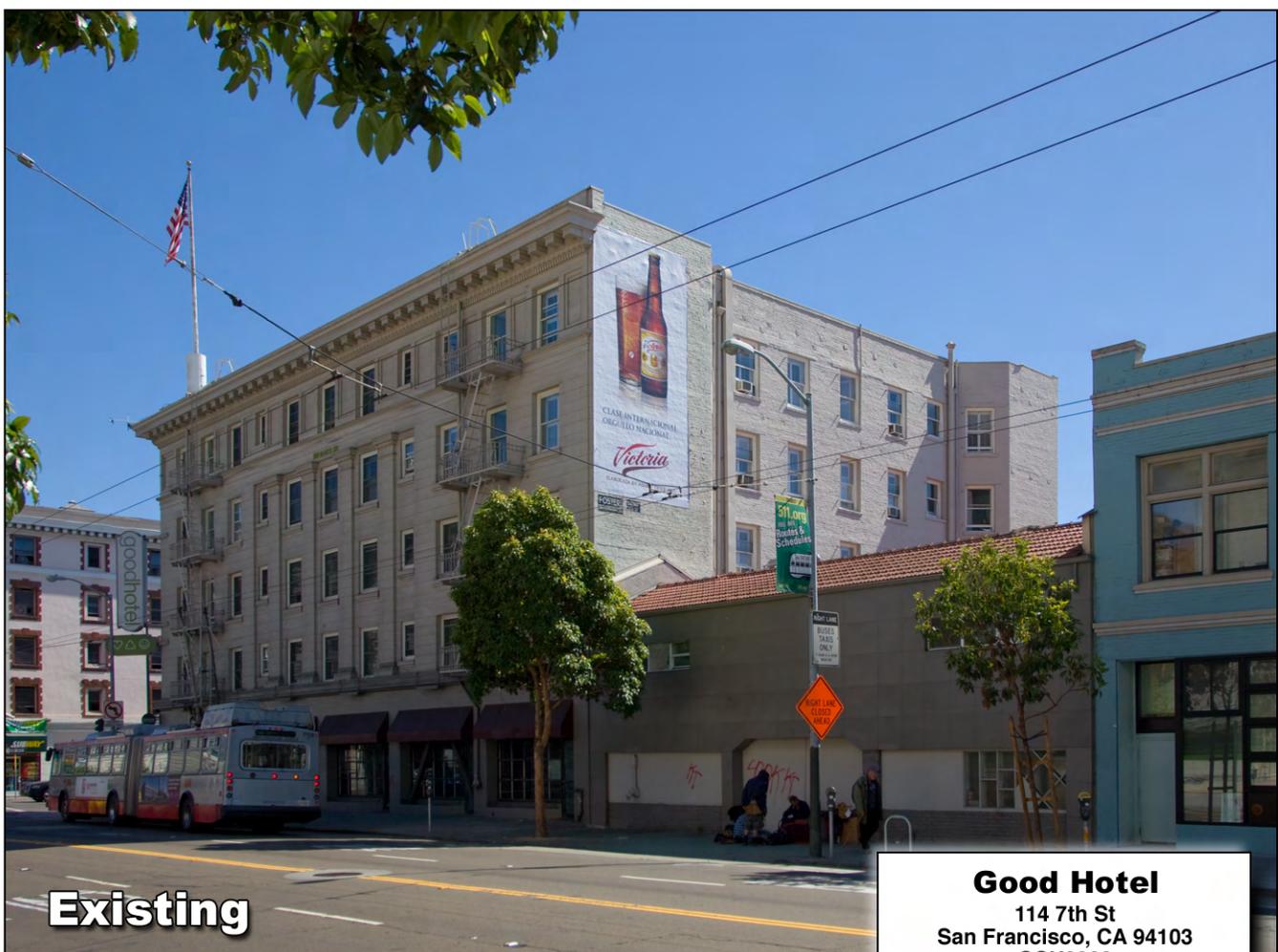



Proposed faux vents

Proposed faux vents

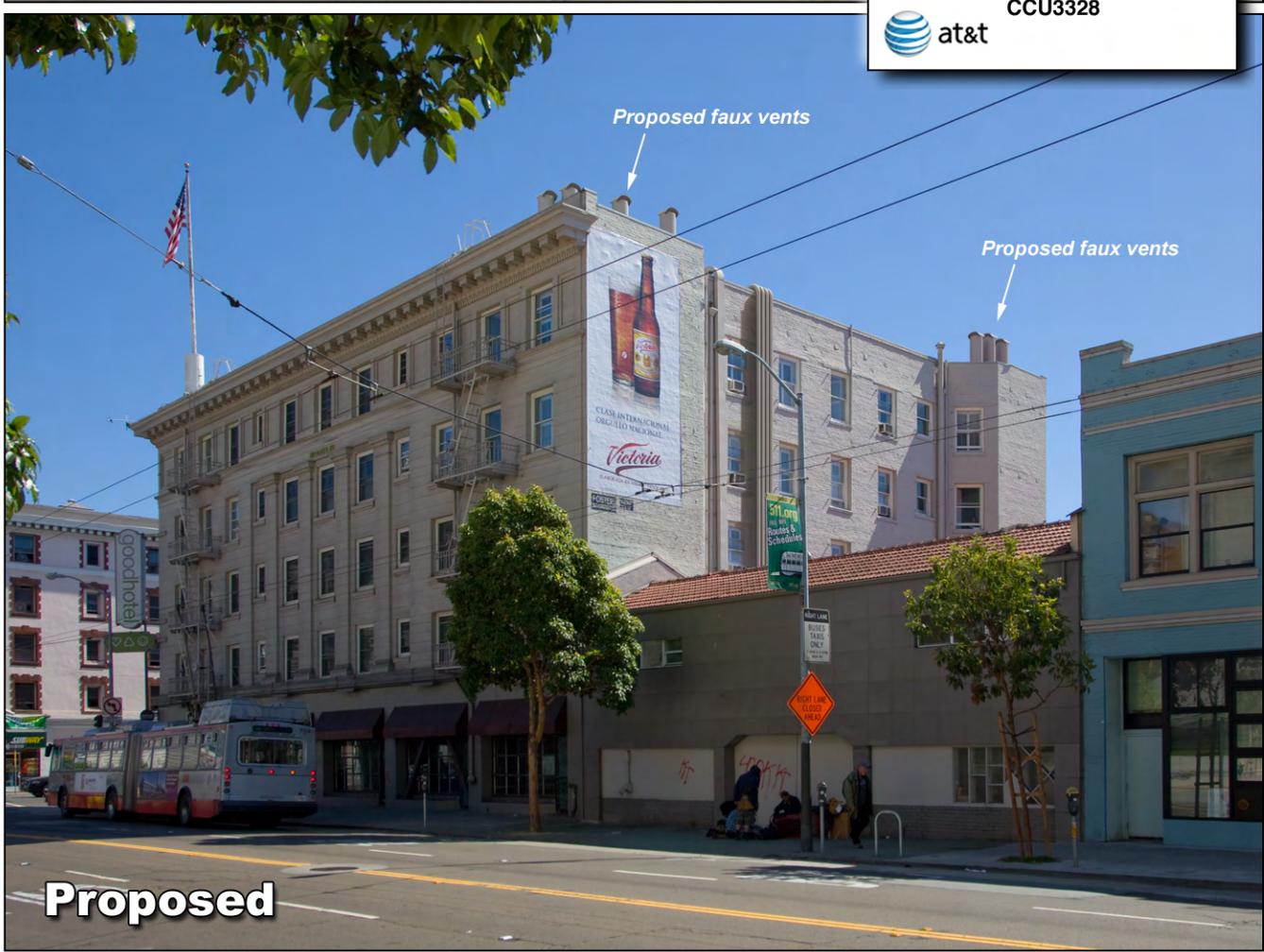
Proposed

Photosimulation of view looking east from across Mission Street.



Existing

Good Hotel
 114 7th St
 San Francisco, CA 94103
 CCU3328

Proposed

**AT&T Mobility • Proposed Base Station (Site No. CCU3328)
114 Seventh Street • San Francisco, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CCU3328) proposed to be located at 114 Seventh Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Background

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

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

The site was visited by Mr. Sammit Nene, a qualified engineer employed by Hammett & Edison, Inc., during normal business hours on May 21, 2013, a non-holiday weekday, and reference has been made to information provided by AT&T, including zoning drawings by Streamline Engineering and Design, Inc., dated May 20, 2013.

Checklist

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

Observed at the site was one omnidirectional antenna for use by Sprint Nextel, mounted above the south corner of the roof overhang on the five-story hotel at the south corner of Seventh and Mission Streets, as well as a large cylinder around the base of the flagpole above the roof, in which other Sprint Nextel antennas had been observed. 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 Narda Type NBM-520 Broadband Field Meter with Type EF-0391 Isotropic Electric Field Probe (Serial No. D-0454). The meter and probe were under current calibration by the manufacturer.



**AT&T Mobility • Proposed Base Station (Site No. CCU3328)
114 Seventh 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.

AT&T proposes to install sixteen Andrew Model SBNH-1D4545A directional panel antennas above the roof of the building. Twelve antennas would be installed within individual cylindrical enclosures, configured to resemble vents, above the west, south, and southeast ends of the roof, and the other antennas would be installed within a view screen enclosure above the northwest end of the roof. The antennas would be mounted with up to 10° downtilt at an effective height of about 61½ feet above ground, 5½ feet above the roof, and would be oriented in groups of four toward 125°T, 205°T, 275°T, and 350°T.

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

The expected operating power of the AT&T transmitters is reflected in the resulting effective radiated power given in Item 6 below; the transmitters may operate at a power below their maximum rating. The power rating of the Sprint Nextel transmitters is 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 AT&T in any direction is 9,820 watts, representing simultaneous operation at 7,580 watts for PCS, 1,000 watts for cellular, and 1,240 watts for 700 MHz service. The number of watts for the Sprint Nextel operation is not known, though its contribution to RF exposure levels is reflected in the measurements reported in Item 1 above.

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 no buildings of similar height nearby.

8. Estimated ambient RF levels for proposed site and identify three-dimensional perimeter where exposure standards are exceeded.

For a person anywhere at ground, the maximum RF exposure level due to the proposed AT&T operation by itself is calculated to be 0.020 mW/cm², which is 3.3% of the applicable public exposure



**AT&T Mobility • Proposed Base Station (Site No. CCU3328)
114 Seventh Street • San Francisco, California**

limit. Ambient RF levels at the site are therefore estimated to be below 4.3% of the limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 66 feet out from the antenna faces and to much lesser distances above, below, and to the sides; this includes areas of the roof of the building but does not reach any publicly accessible areas.

9. Describe proposed signage at site.

It is recommended that barricades be erected, as shown in Figure 1 attached, to preclude public access in front of the antennas. To prevent occupational exposures in excess of the FCC guidelines, no access within 24 feet directly in front of the antennas themselves, such as might occur during maintenance work on the roof, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Marking “Prohibited Access Areas” with red paint stripes and “Worker Notification Areas” with yellow paint stripes on the roof of the building in front of the antennas, as shown in Figure 1, and posting explanatory warning signs* at the roof access hatch, at the barricades, and at all 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 carrier at the site; applicable keep-back distances for that carrier 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 Nos. E-13026 and M-20676, which expire on June 30, 2015. 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.



**AT&T Mobility • Proposed Base Station (Site No. CCU3328)
114 Seventh Street • San Francisco, California**

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by AT&T Mobility at 114 Seventh Street in San Francisco, California, can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Erecting a barricade is recommended to establish compliance with public exposure limitations; marking a roof area and posting explanatory signs is recommended to establish compliance with occupational exposure limitations.



William F. Hammett

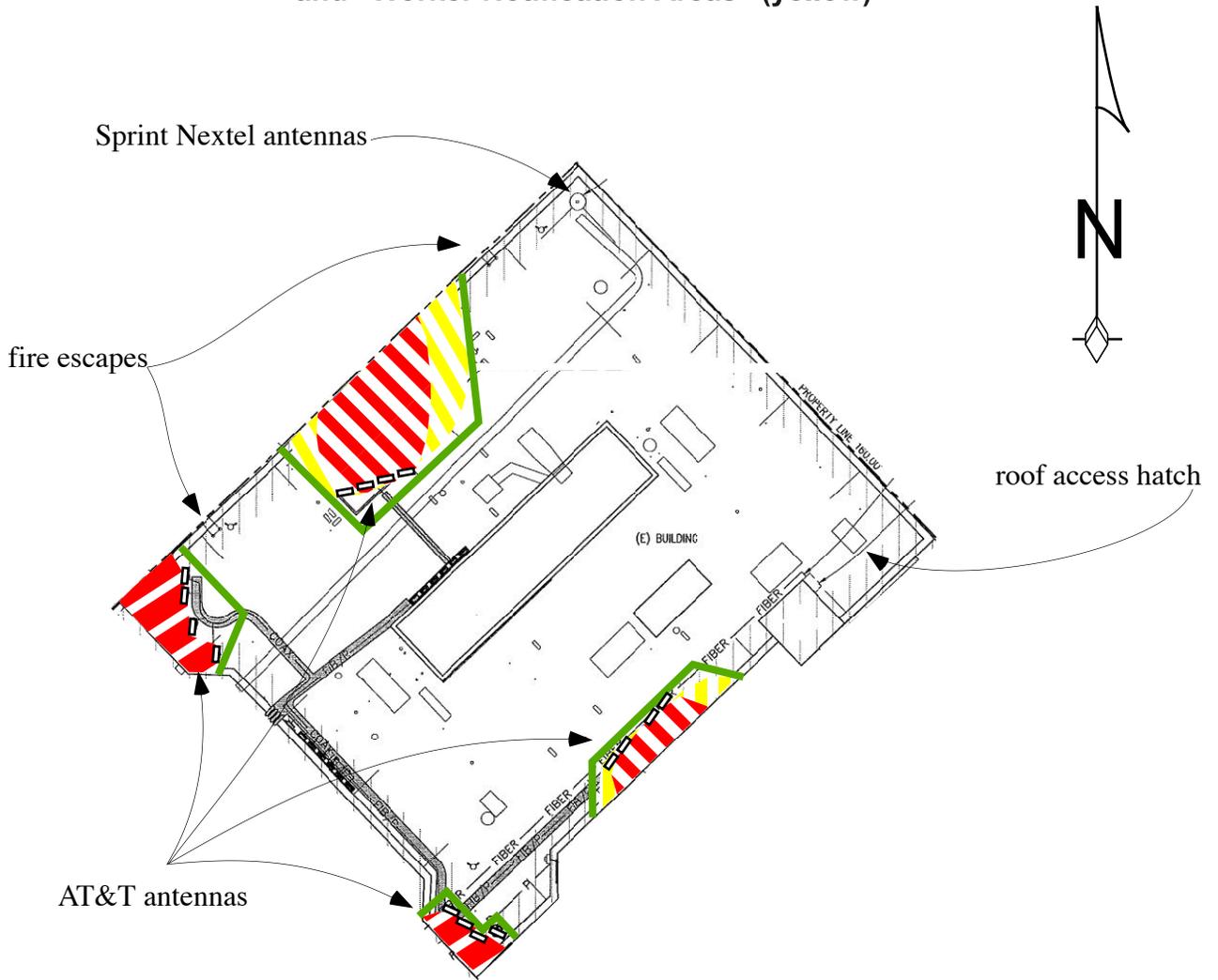
William F. Hammett, P.E.

707/996-5200

May 22, 2013

AT&T Mobility • Proposed Base Station (Site No. CCU3328)
114 Seventh Street • San Francisco, California

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



Notes:

Base drawing from Streamline Engineering and Design, Inc., dated May 20, 2013.

Barricades should be erected as shown to preclude access by the public to areas in front of the antennas.

“Prohibited Access Areas” should be marked with red paint stripes, “Worker Notification Areas” should be marked with yellow paint stripes, and explanatory warning signs should be posted outside the areas, readily visible to authorized workers needing access. See text.



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO



Review of Cellular Antenna Site Proposals

Project Sponsor : AT&T Wireless **Planner:** Omar Masry
RF Engineer Consultant: Hammett and Edison **Phone Number:** (707) 996-5200
Project Address/Location: 114 07TH St
Site ID: 1689 **SiteNo.:** CCU3328

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: 1
- 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: 9820 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: 9820 watts.
- X 7. Preferred method of attachment of proposed antenna (roof, wall mounted, monopole) with plot or roof plan. Show directionality of antennas. Indicate height above roof level. Discuss nearby inhabited buildings (particularly in direction of antennas) (WTS-FSG, Section 10.4.1d)
- X 8. Report estimated ambient radio frequency fields for the proposed site (identify the three-dimensional perimeter where the FCC standards are exceeded.) (WTS-FSG, Section 10.5) State FCC standard utilized and power density exposure level (i.e. 1986 NCRP, 200 $\mu\text{w}/\text{cm}^2$)
 Maximum RF Exposure: 0.02 mW/cm^2 Maximum RF Exposure Percent: 3.3
- 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: 66
 Occupational_Exclusion_Area Occupational Exclusion In Feet: 24

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

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

Comments:

There are currently no antennas operated by AT&T Wireless installed on the roof top of the building at 114 07TH Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed antennas operated by Sprint at this location but no other antennas are within 100 feet of this site. AT&T Wireless proposes to install 16 new antennas. The antennas will be mounted at a height of about 62 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.02 mW/sq cm., which is 3.3 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends a maximum distance of 66 feet and includes portions of the rooftop area. Barricades should be installed to prevent access to these areas. Warning signs must be posted at the antennas, barricades and roof access points in English, Spanish and Chinese. Workers should not have access to within 24 feet of the front of the antennas while they are in operation. Worker prohibited access areas should be marked with red striping on the rooftop and worker notification zones with yellow rooftop striping.

 Not Approved, additional information required.

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

 1 Hours spent reviewing

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

Signed: _____



Dated: 5/24/2013

Patrick Fosdahl

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

AT&T Mobility Conditional Use Permit Application
114 7th Street, San Francisco

STATEMENT OF MICHAEL CANIGLIA

I am AT&T's radio frequency manager with respect to the proposed wireless communications facility at 114 7th Street, San Francisco (the "Property"). Based on my personal knowledge of the Property and with AT&T's wireless network, as well as my review of AT&T's records with respect to the Property and its wireless telecommunications facilities in the surrounding area, I have concluded that the work associated with this permit request is needed to close a significant service coverage gap in the area roughly bordered by Julia and Moss Streets, Stevenson and Howard Streets.

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

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

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

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

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

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

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

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

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

I have a Master's degree in Business Administration, a Bachelor's degree in Electrical Engineering and an Associate's degree in Electronic Communication Technology. I have worked as an engineering expert in the Wireless Communications Industry for over 20 years.

Michael Caniglia



18 February 2013

Service Improvement Objective (CC3328)

114 7th Street

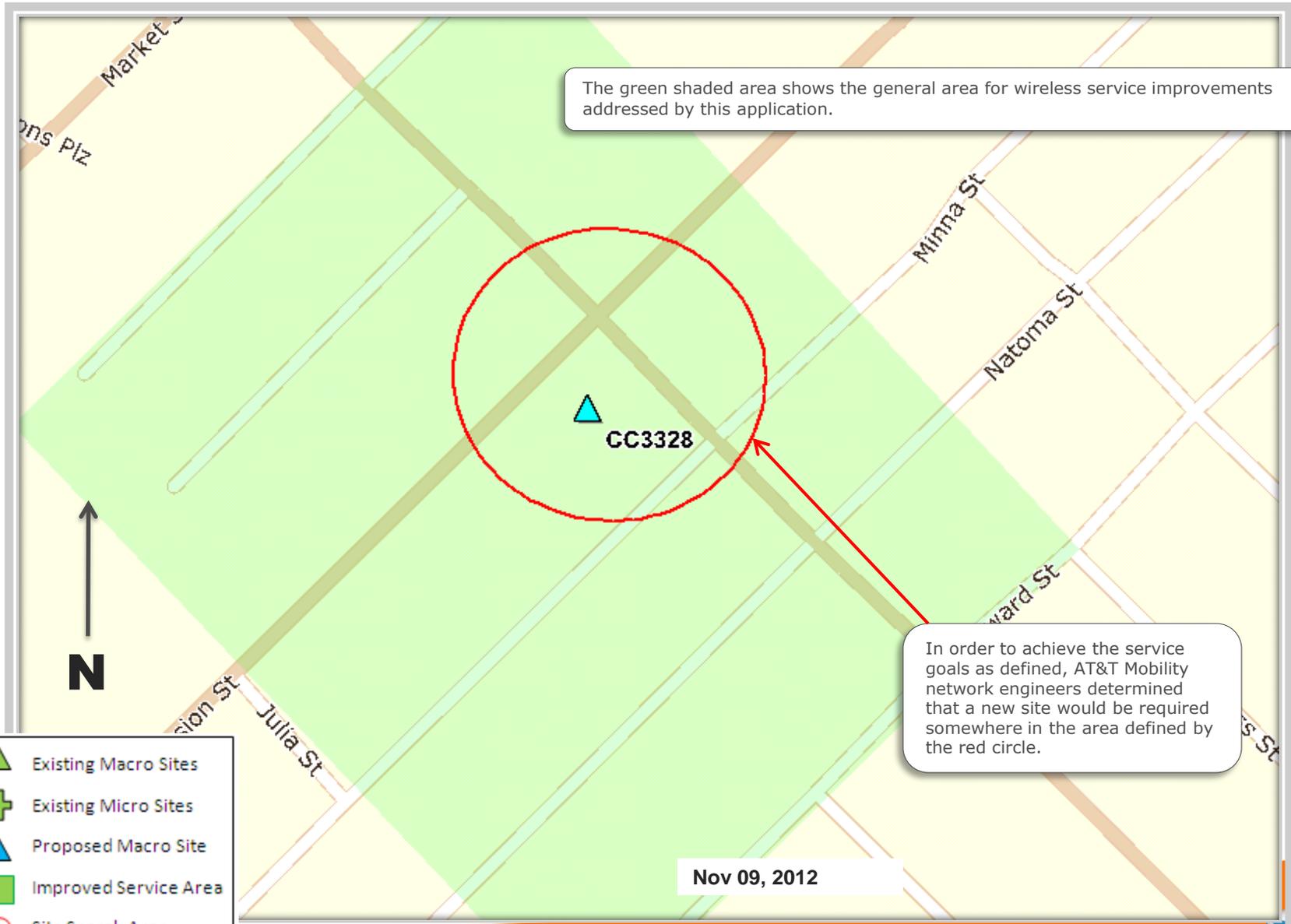


Exhibit 2 - Proposed Site at 114 7th Street (CC3328)

Service Area BEFORE site is constructed

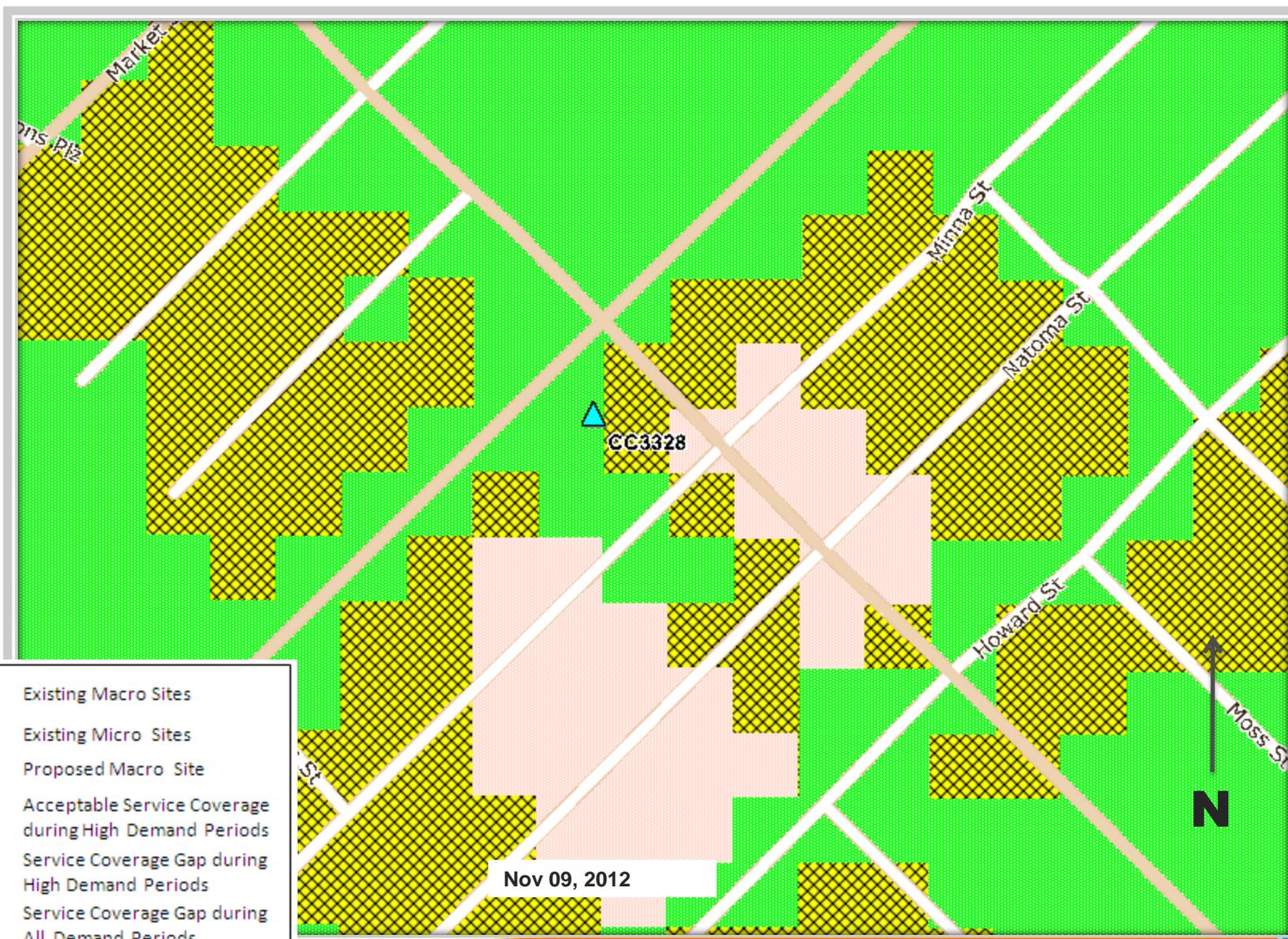
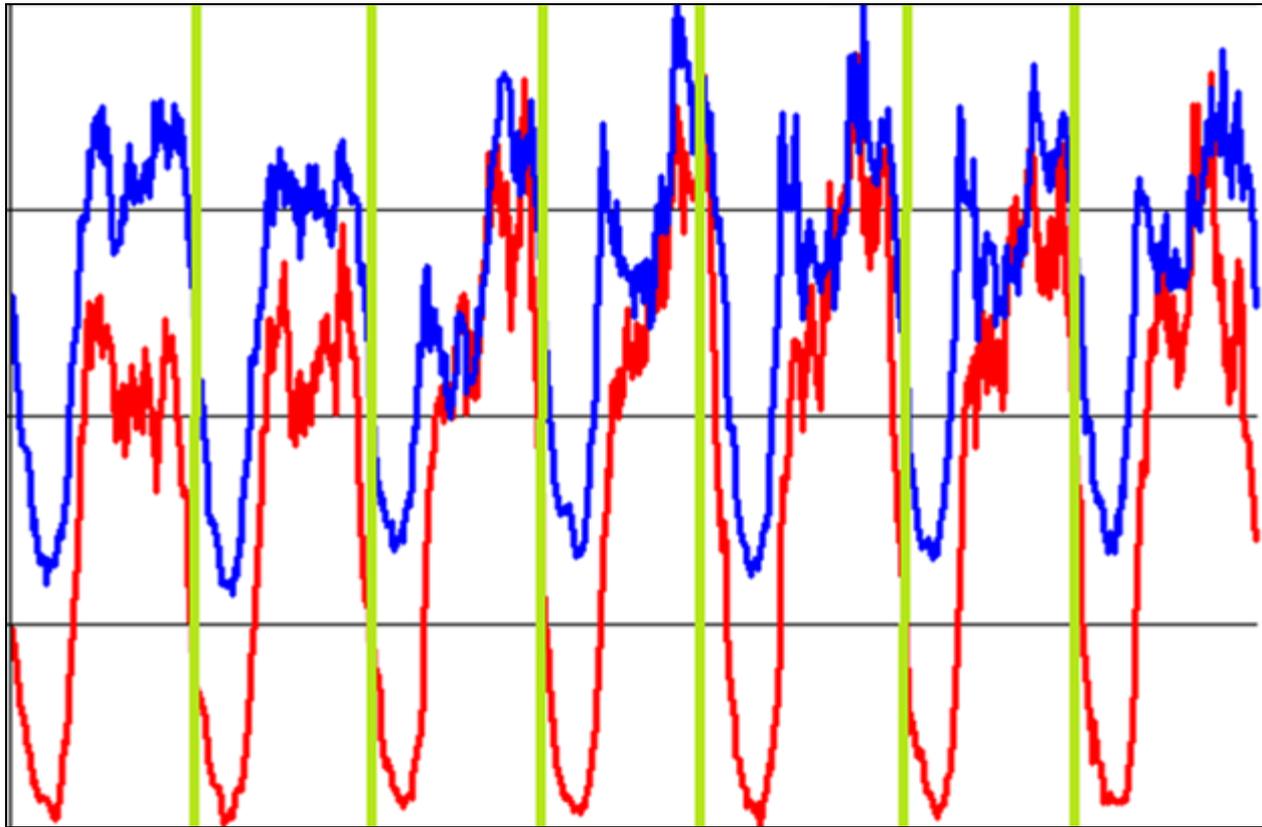


Exhibit 3 - Current 7-Day Traffic Profile for the Location of CC3328

— Data Traffic
— Voice Traffic



Monday

Sunday

Exhibit 3 - Current 24-Hour Traffic Profile for the Location of CC3328

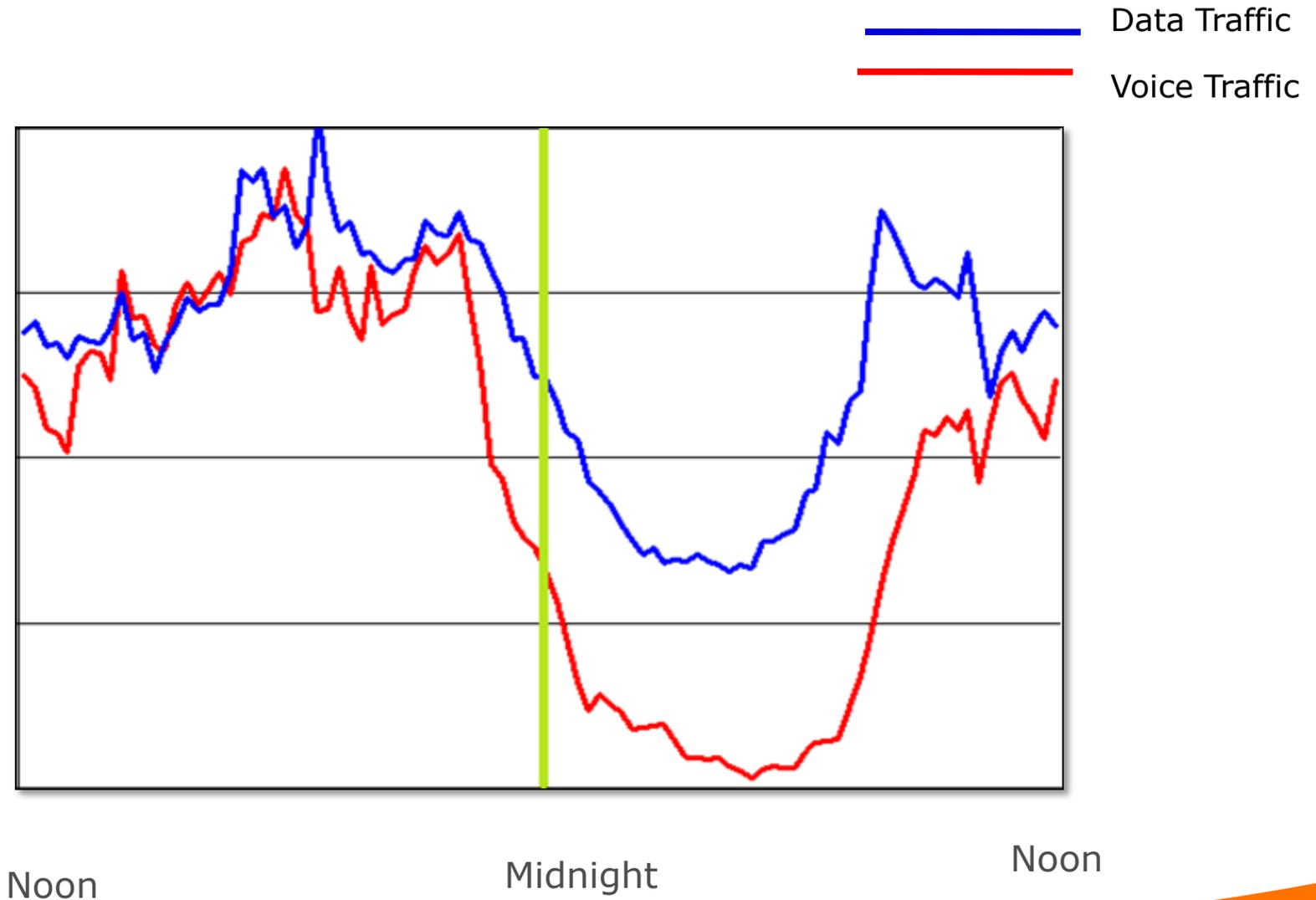


Exhibit 4 - Proposed Site at 114 7th Street (CC3328)

Service Area AFTER site is constructed



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

Existing Surrounding Sites at 114 7th Street

CC3328



Locating a site and evaluation of alternative sites

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

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

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

Location Preference

Pursuant to the WTS guidelines, the proposed installation located at 114 7th Street (the Subject Location) is a Preference 2 Preferred Site, in that the building is a co-location site as Sprint also occupies a leased area for a WTS facility.

Preference 2 (Co-Location) sites are defined as follows: *Any existing site on which a legal wireless telecommunications facility is currently located shall be a Preferred Location Site regardless of the underlying zoning designation of the site, provided, however, that locations which meet this criteria shall be subject to the design and siting components of these Guidelines, applicable policies of the General Plan, the Eight Priority Policies of Section 101.1 of the Planning Code (Prop. M Findings), or any other such policies which are or may be adopted by the Planning Department or Planning Commission, including, but not limited to, policies which prevent location of so many facilities on a structure such that the roof or site resembles an "antennae farm" or is otherwise deemed visually obtrusive.*

Site Justification

The Subject Location is a wholly commercial building (Good Hotel) in a high density district within the SLR zone, a Preference 2 Location under the WTS Guidelines as Sprint occupies a roof top lease for a WTS facility. The proposed installation consists of installing sixteen (16) wireless antennas mounted on the roof top on the building façade, with the associated equipment located on the roof top within an enclosed parking garage. Eight (8) antennas will be mounted on the roof top within two separate. Eight (8) antennas will be mounted to the façade of the building toward the middle of the lot as to be minimally visible from public view. This site is located in the neighborhood commercial corridor of the SOMA neighborhood, where much of the surrounding neighborhood consists of the SLR, RED, MUG, P and C-3-G zoning districts. Although C-3-G zoning is a permitted use for a WTS facility, the surrounding C-3-G buildings either have heights that are much too tall for a WTS facility or the building owners are not interested in a WTS facility. As a Preference 2 Preferred Location within the defined search area, and where the proposed facility is entirely screened from view, the Subject Location is the least intrusive means by which AT&T Mobility can close the existing significant service coverage gap.

The area within the search ring is within the SLR, P and C-3-G zoning district, an area primarily characterized by mixed use buildings, wholly multifamily residential and wholly commercial and office buildings. The following list of alternative site locations evaluated by AT&T demonstrates that there is no less intrusive site than the Proposed Location to fill the significant service coverage gap.

Alternatives Sites Location

In order to achieve the service goals as previously defined, AT&T Mobility network engineers considered site locations in the area defined by the search ring in the previously attached “Service Improvement Objective” map. The area roughly bounded by Howard, Julia, Stevenson, and Moss Streets.

The area within the search ring is primarily comprised of wholly commercial, wholly multifamily residential and mixed use buildings within the Mission and 7th Street intersection within the SLR, C-3-G, and P zoning district. The corner of Mission Street and 7th Street is the optimal location given the building height and clear visibility of Mission and 7th Streets and adjacent residential neighborhoods along Minna Street. Below is a list of the alternative site locations evaluated by the AT&T network engineers and site acquisition team.

Permitted Use Sites



Alternative A – Federal Building

The buildings located at 50-84 7th Street and 1110-1134 Mission Street are publically used structures (U.S. Federal Buildings) located within the C-3-G zoning district. WTS facilities located within the C-3-G zoning district are typically considered principally permitted uses under Section 227h of the SF Planning Code. As a high-rise structure, this building is much taller than the Subject Location leading to an overall height gain of approximately 200-feet. In addition, this building operates with strict security access and a WTS facility at this location would require 24/7 access for maintenance purposes. As such, a WTS facility at this location would be unable to fill the significant service coverage gap. As a result, it was determined that this was not a feasible alternative.



Alternative B – 1150 Mission Street

The building located at 1150 Mission Street is a wholly residential building (SOMA Grand) located within the C-3-G zoning district. WTS facilities located within the C-3-G zoning district are typically considered principally permitted uses under Section 227h of the SF Planning Code. As a high-rise structure, this building is much taller than the Subject Location leading to an overall height gain of approximately 170-feet. As a result, this location was eliminated as a viable alternative.

1. Publically Used Structures:



Alternative C –

The building located at 95-99 7th Street is a publically used structure (U.S. Court of Appeals) located within the P zoning district. As a publically used structure, a WTS facility is considered a Preference 1 location according to the WTS Guidelines. This building would fulfill necessary requirements for a WTS facility in this area to close the significant gap. However, this building operates with strict security access and a WTS facility at this location would require 24/7 access for maintenance purposes. As such, a WTS facility at this location would be unable to fill the significant service coverage gap. As a result, it was determined that this was not a feasible alternative



Alternative D – 1125 Mission

The building located at 1125 Mission Street is a publically used structure (parking garage) located within the SLR zoning district. As a publically used structure, a WTS facility is considered a Preference 1 location according to the WTS Guidelines. This building would provide necessary requirements for a WTS facility in this area to close the significant gap. However, AT&T and the building owner were unable to come to terms during lease negotiations. As a result, it was determined that this was not a feasible alternative.

2. Co-Location Site: The proposed site is the only Preference 2 Co-Location Sites identified, therefore no other Preference 2 sites were evaluated.
3. Industrial or Commercial Structures: There were no Preference 3 Locations (wholly industrial or commercial structures) where existing visual obstructions/clutter on the roof or along the roofline would, in a commercially practicable manner, be removed as part of the installation. Mixed Use structures are classified at Preference 5 Locations in the RC-4 zoning district. Therefore no Preference 3 Locations were evaluated.

4. Industrial or Commercial Structures:



Alternative E – 140 7th Street

The building located at 140 7th Street is wholly commercial structure located within the SLR zoning district, a Preference 4 location under the WTS Guidelines. Although the building provides the necessary height for a WTS facility, the location of the building is one block outside of the defined search area. The subject building is located on a prominent corner and provides a better line of site to the service objective area. As a result, it was determined that this was not the most suitable location.



Alternative F – 1131 Mission Street

The building located at 1131 Mission Street is wholly commercial structure located within the SLR zoning district, a Preference 4 location under the WTS Guidelines. Although the building provides the necessary height for a WTS facility, the building is narrow and a WTS facility would be limited in closing the significant gap towards the east due to exceeding EMF exposure to the neighboring building. The subject building is located on a prominent corner and provides a better line of site to the service objective area. As a result, it was determined that this was not the most suitable location.



Alternative G – 1091 Mission Street

The building located at 1091 Mission Street is wholly commercial structure located within the MUG zoning district, a Preference 4 location under the WTS Guidelines. Although the building provides the necessary height for a WTS facility, the subject building provides a better line of site to the service objective area. As a result, it was determined that this was not the most suitable.



Alternative H – 1087 Mission Street

The building located at 1087 Mission Street is wholly commercial structure located within the MUG zoning district, a Preference 4 location under the WTS Guidelines. This building is narrow and much shorter than the neighboring buildings to the east and west and would block RF propagation towards the service objective area. The subject building is located on a prominent corner and provides a better line of site to the service objective area. As a result, it was determined that this was not the most suitable.



Alternative I – 1083 Mission Street

The building located at 1083 Mission Street is wholly commercial structure located within the MUG zoning district, a Preference 4 location under the WTS Guidelines. Although the building provides the necessary height for a WTS facility, the location of the building is mid-block and has obstructed line of site towards the service objective area. The subject building is located on a prominent corner and provides a better line of site to the service objective area. As a result, it was determined that this was not the most suitable.



Alternative J – 1077 Mission Street

The building located at 1077 Mission Street is wholly commercial structure located within the MUG zoning district, a Preference 4 location under the WTS Guidelines. This building is narrow and much shorter than the neighboring buildings to the east and west and would block RF propagation towards the service objective area. The subject building is located on a prominent corner and provides a better line of site to the service objective area. As a result, it was determined that this was not the most suitable.



Alternative K – 1119 Mission Street

The building located at 1119 Mission Street is wholly commercial structure located within the SLR zoning district, a Preference 4 location under the WTS Guidelines. This building is narrow and much shorter than the neighboring buildings to the east and west and would block RF propagation towards the service objective area. The subject building is located on a prominent corner and provides a better line of site to the service objective area. As a result, it was determined that this was not the most suitable.



Alternative L – 1139 Mission Street

The building located at 1139 Mission Street is wholly commercial structure located within the SLR zoning district, a Preference 4 location under the WTS Guidelines. This building is located mid-block and is much shorter than the subject building with a height loss of approximately 30 ft. The subject building is located on a prominent corner and provides a better line of site to the service objective area. As a result, it was determined that this was not the most suitable.



Alternative M – 121 7th Street

The building located at 121 7th Street is wholly commercial structure (Best Western) located within the MUG zoning district, a Preference 4 location under the WTS Guidelines. This building is located one block from the search ring and would not provide the same level of service within the service objective area as the subject building. The subject building is located on a prominent corner and provides a better line of site to the service objective area. As a result, it was determined that this was not the most suitable.

5. Mixed Use Buildings in High Density Districts:



Alternative N – 1161 Mission Street

The building located at 1161 Mission Street is a mixed use structure located within the SLR zoning district, a Preference 5 location under the WTS Guidelines. Although the building provides the necessary height for a WTS facility, the location of the building is one block from the defined search area. The subject building is located on a prominent corner and provides a better line of site to the service objective area. As a result, it was determined that this was not the most suitable.



Alternative O – 1035 Mission



Alternative P – 550 Minna

The buildings located at 1035 Mission and 550 Minna Streets are wholly residential structures located within the MUG zoning district, a Preference 5 location under the WTS Guidelines. These building are part of a large apartment complex that front Mission and Minna Streets. Although these buildings provide the necessary height for a WTS facility, the design of the buildings and the loation of the residential units do not provide the opportunity to locate a WTS facility that would have minimal visual impacts. As a result, it was determined that this was not a feasible alternative.

Alternative Site Locations Summary

	Location	Block/Lot	Zoning District	Building Type	WTS Pref.
A	50-84 7 th St. 1110-1134 Mission St.	3702/015-016 3702/055 3702/029-035	C-3-G	Federal Government	PU
B	1150 Mission St.	3702/058	C-3-G	Wholly Residential	PU
C	95-99 7 th St.	3703/041	P	Federal Government	1
D	1125 Mission St.	3727/091	SLR	Parking Garage	1
E	140 7 th St.	3727/002	SLR	Wholly Commercial	4
F	1131 Mission St.	3727/094	SLR	Wholly Commercial	4
G	1091 Mission St.	3726/105	MUG	Wholly Commercial	4
H	1087 Mission St.	3726/106	MUG	Wholly Commercial	4
I	1083 Mission St.	3726/107	MUG	Wholly Commercial	4
J	1077 Mission St.	3726/108	MUG	Wholly Commercial	4
K	1119 Mission St.	3727/130	SLR	Wholly Commercial	4
L	1139 Mission St.	3727/097	SLR	Wholly Commercial	4
M	121 7 th St.	3726/117	MUG	Wholly Commercial	4
N	1161 Mission St.	3727/103	SLR	Mixed Use	5
O	1035 Mission St.	3726/109	MUG	Wholly Residential	5
P	550 Minna	3726/109	MUG	Wholly Residential	5

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

Confirming new site location closes significant service coverage gap

Once AT&T's site acquisition experts have determined which proposed location is the best candidate available in the search area, another service map is created using the virtual transmitter mapped to the virtual proposed location in the service prediction tool in order to verify that the design goals will be met from the proposed location. Exhibits 2 and 4 to Attachment A show the service coverage before and after the proposed site is on air and confirm that the new equipment will close the significant service coverage gap set forth in Section IV.

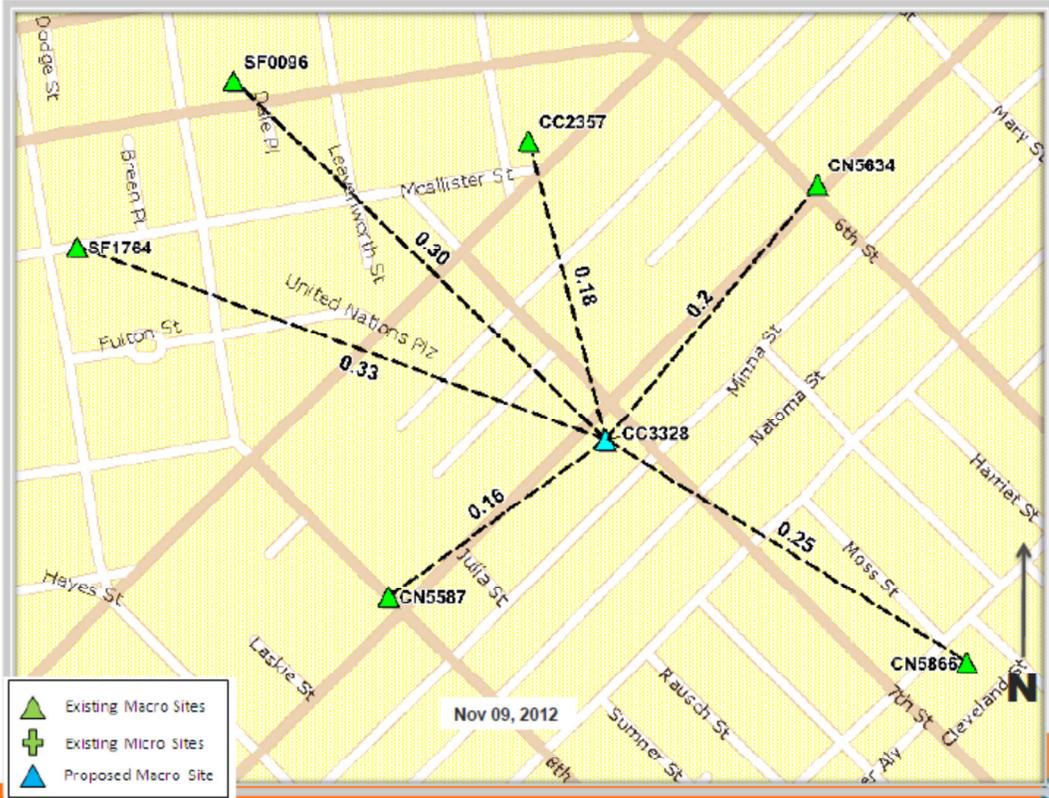
Upgrading a surrounding site will not remedy the gap

Upgrading another existing site that borders the gap area is not a viable option to close the gap. Based on the location of AT&T's adjacent wireless facilities, it has been determined that upgrading any of those facilities would not close the gap, and that the only viable option to close this gap is by performing the work at issue in this application.

Map of Adjacent Facilities

Please see the attached map of adjacent facilities.

Existing Surrounding Sites at 114 7th Street CC3328



Distance Between Wireless Facilities as Proposed

Site Number	Status	Approximate Distance to Proposed Site
CCU3328 114 7 th Street	Proposed Macro Site	0.00 miles
CN5587	Existing Macro Site	0.16 miles
CC2357	Existing Macro Site	0.18 miles
CN5634	Existing Macro Site	0.20 miles
CN5868	Existing Macro Site	0.25 miles
SF0096	Existing Macro Site	0.30 miles
SF1764	Existing Macro Site	0.33 miles

Micro Site: Low height, low gain, omni-directional antennas

Macro Site: Increased height, increased gain, panel antennas

Alternative Analysis Map – 114 7th Street



-  Search Ring
-  Service Objective

Alternative Site Analysis Land Use Map – 114 7th Street



-  Search Ring
-  Objective



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

February 27, 2013

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

Re: Community Meeting for proposed AT&T Mobility facility at 114 7th Street

Dear Michelle,

On February 26, 2013, AT&T Mobility conducted a community meeting regarding the proposed modification to the wireless facility at 114 7th Street. The attached notification announced the community meeting was to be held at the San Francisco Public Library on 100 Larkin Street at 6:00 pm. Notice of the community meeting was mailed to 2,295 building owners and tenants within 500 feet of the proposed installation and to 33 neighborhood organizations. A copy of the notice was displayed outside the meeting location and at the proposed site prior to the meeting.

I conducted the meeting on behalf of AT&T Mobility as the project sponsor. Julian Chang with AT&T External Affairs was in attendance to explain the need for an AT&T upgrade. Dane Ericsson of Hammett and Edison, Inc. a third party independent licensed radio frequency engineer by the State of California was there to answer any questions regarding the radio frequency report for the proposed site. Luis Cuadra with Berg Davis Public Affairs was also in attendance. One community member attended the meeting. Mr. Rudy Ascericon who manages an after-school program at an educational non-profit agency located across the street from the proposed facility was concerned for the well-being of his students.

I began the meeting introducing the need for increased coverage, reviewing the designs and explaining the CUP process with the City. Dane then explained the FCC requirements.

Mr. Ascericon was primarily concerned with safety concerns and wanted to know what EMF reports were and what the FCC limits were. Mr. Secretion left the meeting saying he satisfied with the safety of the proposed site.

Copies of the signed community meeting affidavit, meeting notice and sign-in sheet are attached.

Sincerely,

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



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

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

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

2. The meeting was conducted at San Francisco Public Library, at 100 Larkin Street
(Meeting Location)

on February 26, 2013 from 6:00pm – 6:30pm.
(Date) (Time)

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

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

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

EXECUTED ON THIS DAY, February 27, 2013 IN SAN FRANCISCO

Signature

Eric Lentz
Name (type or print)

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

114 7th Street
Project Address

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

To: Neighborhood Groups and Neighbors & Owners within 500' radius of 114 7th Street

Meeting Information

Date: Tuesday February 26, 2013
Time: 6:00 p.m.
Where: San Francisco Public Library
Mary Louise Strong Room, 1st Floor
100 Larkin Street
San Francisco, CA 94102

Site Information

Address: 114 7th Street
Block/Lot: 3727/001
Zoning: SLR

Applicant

AT&T Mobility

Contact Information

AT&T Mobility Hotline
(415) 646-0972

AT&T Mobility is proposing a wireless communication facility at 114 7th Street needed by AT&T Mobility as part of its San Francisco wireless network. The proposed AT&T Mobility site is an unmanned facility consisting of the installation of sixteen (16) panel antennas located on the roof top of an existing building. Plans and photo simulations will be available for your review at the meeting. You are invited to attend an informational community meeting located at the San Francisco Public Library at 100 Larkin Street on Tuesday, February 26, 2013, at 6:00 p.m. to learn more about the project.

If you have any questions regarding the proposal and are unable to attend the meeting, please contact the AT&T Mobility Hotline at (415) 646-0972 and an AT&T Mobility specialist will return your call. Please contact Michelle Stahlhut, staff planner with the City of San Francisco Planning Department at (415) 575-9116 if you have any questions regarding the planning process.

NOTE: If you require an interpreter to be present at the meeting, please contact our office at (415) 646-0972 no later than 5:00pm on Friday, February 22, 2013 and we will make every effort to provide you with an interpreter.

AVISO DE ENLACE COMUNITARIO SOBRE PROPUESTA INSTALACIÓN DE COMUNICACIONES INALÁMBRICAS EN SU VECINDARIO

A: Grupos del vecindario y a vecinos y propietarios dentro de un radio de 500 pies del 114 7th Street

Información sobre la reunión

Fecha: Martes 26 de febrero de 2013
Hora: 6:00 p.m.
Dónde: San Francisco Public Library
Mary Louise Strong Room, 1st Floor
100 Larkin Street
San Francisco, CA 94102

Información sobre el sitio

Dirección: 114 7th Street
Manzana/Lote: 3727/001
Zonificación: SLR

Solicitante

AT&T Mobility

Información de contacto

AT&T Mobility Hotline
(415) 646-0972

AT&T Mobility ha propuesto colocar una instalación de comunicaciones inalámbricas en el 114 7th Street que AT&T Mobility necesita como parte de su red inalámbrica para San Francisco. El propuesto sitio de AT&T Mobility es una instalación que funciona automáticamente, o sea, sin necesidad de personal, y que se compone de dieciséis (16) antenas de panel instaladas, ubicadas sobre el techo de un edificio existente. En la reunión habrá simulaciones de fotos y planos para que usted los pueda revisar. Los invitamos a asistir a una reunión comunitaria informativa en la Biblioteca Pública de San Francisco (San Francisco Public Library), situada en el 100 Larkin Street, el martes 26 de febrero de 2013 a las 6:00 p.m. para enterarse de más detalles acerca del proyecto.

Si tiene alguna pregunta con respecto a la propuesta y no puede asistir a la reunión, por favor comuníquese con la AT&T Mobility Hotline llamando al (415) 646-0972 y un especialista de AT&T Mobility le devolverá la llamada. Comuníquese con Michelle Stahlhut, planificadora de personal administrativo del Departamento de Planificación de la Ciudad de San Francisco llamando al (415) 575-9116 si tiene alguna pregunta con respecto al proceso de planificación.

NOTA: Si necesita que haya un intérprete en la reunión, por favor comuníquese con nuestra oficina llamando al (415) 646-0972 a más tardar a las 5:00 pm el viernes 22 de febrero de 2013, y haremos todo lo posible por proporcionarle un intérprete.

有關社區內一項設立無線電通訊設施建議的社區會議通知

致：第 7 街 114 號周圍五百英尺內的社區組織、居民和業主

會議詳情

日期：2013 年 2 月 26 日（星期二）
時間：下午 6:00
地點：三藩市公共圖書館
(San Francisco Public Library)
Mary Louise Strong Room, 1st Floor
100 Larkin Street
San Francisco, CA 94102

設施地點資料

地址：114 7th Street
街段 / 地段：3727/001
劃區：SLR

申請公司

AT&T Mobility

聯絡人資料

AT&T Mobility Hotline
(415) 646-0972

AT&T Mobility 建議在第 7 街 114 號設立一無線電通訊設施，作為其三藩市無線電網絡的一部份。建議中的 AT&T Mobility 設施地點無需人手操作，包括在現有大樓屋頂安裝十六 (16) 條天線。社區會議上將有設計圖及模擬照片供與會者參考。我們誠意邀請您出席將於 2013 年 2 月 26 日星期二下午 6:00 在 Larkin 街 100 號三藩市公共圖書館舉行的社區諮詢會議，進一步了解本計劃。

若對上述建議有任何疑問，但無法出席社區會議，請致電 AT&T Mobility 熱線 (415) 646-0972，將有專人回覆來電；若對規劃程序有任何疑問，請致電 (415) 575-9116 與三藩市規劃部 (City of San Francisco Planning Department) 規劃專員 Michelle Stahlhut 聯絡。

註：如需翻譯人員在會上提供協助，請於 2013 年 2 月 22 日星期五下午 5:00 前致電 (415) 646-0972 與本辦事處聯絡，我們會盡力為您安排翻譯服務。



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
BROADCAST & WIRELESS

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

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

BY E-MAIL JONAS.IONIN@SFGOV.ORG

March 8, 2013

Mr. Jonas Ionin
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, California 94103

Dear Jonas:

Our firm was selected to conduct the review required by the City of San Francisco of the coverage maps submitted by AT&T Mobility as part of its application package for its base station proposed to be located at 114 Seventh Street (Site No. CCU3328). This is to fulfill the submittal requirements for Planning Department review.

Executive Summary

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

AT&T proposes to install sixteen directional panel antennas – twelve Powerwave Model P45-16-XLH-RR and four Argus Model 2UNPX203.6R2 – with up to 10° downtilt within new view screen enclosures to be installed above the roof and on the sides of the subject building. Eight Powerwave antennas would be installed in groups of four on the southwest and southeast faces of the building, between the fourth and fifth floors, mounted at an effective height of about 44½ feet above ground and oriented toward 125°T and 205°T. The other Powerwave antennas would be installed on short poles above the northwest end of the roof, mounted at an effective height of about 65½ feet above ground, 9½ feet above the roof, and oriented toward 350°T. The Argus antennas would be installed on short poles above the southwest end of the roof, mounted at an effective height of about 71 feet above ground, 15 feet above the roof, and would be oriented toward 275°T. The maximum effective radiated power proposed by AT&T in any direction is 11,210 watts, representing simultaneous operation at 9,180 watts for PCS, 1,000 watts for cellular, and 1,030 watts for 700 MHz service.

AT&T provided for review two coverage maps, dated November 9, 2012, showing AT&T's cellular UMTS (850 MHz) coverage in the area before and after the site is operational. Both the before and after UMTS maps show three levels of coverage, which AT&T colors and defines as follows:

Mr. Jonas Ionin, page 2
March 8, 2013

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

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

As a second step, we conducted our own drive test to measure the actual AT&T UMTS signal strength in the vicinity of the proposed site. Our fieldwork was conducted on February 25, 2013, between 5:30 PM and 7:10 PM, during the peak time (4:30 to 10:30 PM) for data and voice traffic shown in the 24-hour traffic profile provided by AT&T for this area.

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

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

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

Sincerely yours,



William F. Hammett, P.E.

scn

cc: Sherry A. Campos BY E-MAIL SC1593@ATT.COM



at&t

GOOD HOTEL
114 7TH ST
SAN FRANCISCO, CA 94103
CCU3328

RFDS V102

GOOD HOTEL

CCU3328
 114 7TH ST
 SAN FRANCISCO, CA 94103

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	09/04/12	ZD 100%	C.C.
	02/04/13	CLIENT REV	K.P.
	02/25/13	CLIENT REV	K.P.
	02/28/13	CLIENT REV	M.D.
	05/10/13	CLIENT REV	C.C.
	05/20/13	CLIENT REV	A.M.

DRAWN BY: C. CODY
 CHECKED BY: C. MATHISEN
 APPROVED BY: -
 DATE: 05/20/13

Streamline Engineering and Design, Inc.
 8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
 Contact: Larry Houghtby Phone: 916-275-4180
 E-Mail: larry@streamlineeng.com Fax: 916-660-1941
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PROJECT DESCRIPTION

A (P) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF A (P) 147 SQFT LEASE AREA IN THE GARAGE & 261 SQFT ON THE ROOFTOP W/ (10) (P) EQUIPMENT CABINETS, (3) (P) RBA72 CABINETS, (P) TELCO PURCELL CABINET, (P) CIENA, (P) UAM, (P) FTP BOX, A (P) 200A PPC, (4) (P) CONDUITS FOR FIBER & DC POWER, (16) (P) AT&T ANTENNAS, (15) (P) RRUS-11'S, (12) (P) FAUX VENTS, & (P) FRP SCREEN, PAINT & TEXTURE TO MATCH (E) BUILDING.

PROJECT INFORMATION

SITE NAME: GOOD HOTEL SITE #: CCU3328
 COUNTY: SAN FRANCISCO JURISDICTION: CITY OF SAN FRANCISCO
 BLOCK/LOT: 3727-001 POWER: PG&E
 SITE ADDRESS: 114 7TH ST TELEPHONE: AT&T
 SAN FRANCISCO, CA 94103
 CURRENT ZONING: SLR-SOMA SERVICE-LIGHT INDUSTRIAL-RESIDENTIAL
 CONSTRUCTION TYPE: V
 OCCUPANCY TYPE: U, (UNMANNED COMMUNICATIONS FACILITY)
 HEIGHT/BULK: 65-X
 PROPERTY OWNER: APIC HOTEL GOOD, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
 222 SW COLUMBIA ST
 PORTLAND, OREGON 97201
 C/O SERGIO MENDOZA REGIONAL MGR & DIRECTOR OF OPERATIONS-SF OFFICE
 (415) 252-2635
 APPLICANT: AT&T
 430 BUSH ST, 5TH FLOOR
 SAN FRANCISCO, CA 94108
 LEASING CONTACT: ATTN: CAROLINA ROBERTS
 (925) 286-1076
 ZONING CONTACT: ATTN: ERIC LENTZ
 (805) 895-4394
 CONSTRUCTION CONTACT: ATTN: COREY VANDE VOORT
 (707) 514-5444
 LATITUDE: N 37° 46' 43.98" NAD 83
 LONGITUDE: W 122° 24' 39.46" NAD 83
 AMSL: ±39.7'

VICINITY MAP



DRIVING DIRECTIONS

FROM: 430 BUSH ST, 5TH FLOOR, SAN FRANCISCO, CA 94108
 TO: 114 7TH ST, SAN FRANCISCO, CA 94103

1. HEAD EAST ON BUSH ST TOWARD CLAUDE LN 0.1 MI
2. TAKE THE 3RD RIGHT ONTO MONTGOMERY ST 0.2 MI
3. SLIGHT LEFT ONTO NEW MONTGOMERY ST 0.2 MI
4. TURN RIGHT ONTO HOWARD ST 0.8 MI
5. TURN RIGHT ONTO 7TH ST 0.1 MI

END AT: 114 7TH ST, SAN FRANCISCO, CA 94103
 ESTIMATED TIME: 9 MINUTES ESTIMATED DISTANCE: 1.4 MILES

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:

1. 2010 CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
2. 2010 CALIFORNIA BUILDING CODE
3. 2010 CALIFORNIA ELECTRICAL CODE
4. 2010 CALIFORNIA MECHANICAL CODE
5. 2010 CALIFORNIA PLUMBING CODE
6. 2010 CITY OF SAN FRANCISCO FIRE CODE
7. LOCAL BUILDING CODES
8. CITY/COUNTY ORDINANCES
9. 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

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	-
LS-1	TOPOGRAPHIC SURVEY	-
A-1	SITE PLAN	-
A-2	ENLARGED SITE PLAN	-
A-3	EQUIPMENT PLAN & DETAILS	-
A-4	ANTENNA PLAN & DETAILS	-
A-5	NORTHWEST ELEVATION	-
A-6	NORTHEAST ELEVATION	-
A-7	SOUTHEAST ELEVATION	-
A-8	SOUTHWEST ELEVATION	-
A-9	DETAILS	-

APPROVAL

RF
LEASING
ZONING
CONSTRUCTION
AT&T

at&t



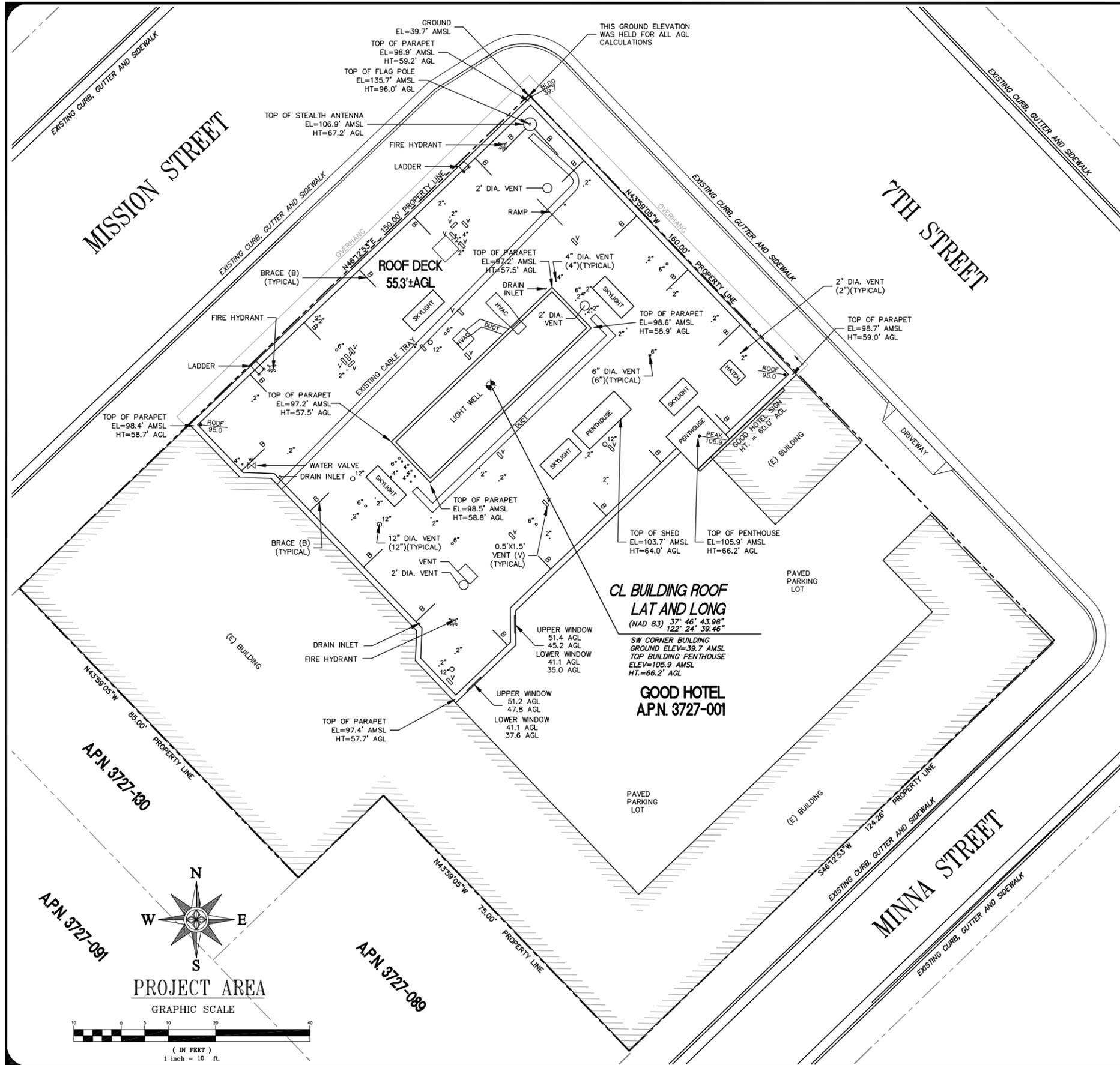
430 BUSH ST, 5TH FLOOR
 SAN FRANCISCO, CA 94108

SHEET TITLE:

TITLE

SHEET NUMBER:

T-1



PROPERTY INFORMATION

OWNER: AMERICAN PACIFIC INTERNATIONAL CAPITAL, INC.
 ADDRESS: 222 SW COLUMBIA STREET, SUITE 228
 PORTLAND, OR 97201
 SITE: THE GOOD HOTEL
 112 7TH STREET
 SAN FRANCISCO, CA 94103
 ASSESSOR'S PARCEL NUMBER: 3727-001
 EXISTING GROUND ELEVATION: ELEV=39.7'±AMSL
 NORTHERN BUILDING CORNER

LESSOR'S LEGAL DESCRIPTION

THE LAND IS SITUATED IN THE COUNTY SAN FRANCISCO, STATE OF CALIFORNIA.
 NO EASEMENTS DESCRIBED ON SAID DOCUMENT CONFLICT WITH THE PROPOSED PROJECT AREA.

SURVEY DATE

8/08/12

TITLE REPORT

NO TITLE REPORT WAS PROVIDED AT THE TIME OF SURVEY.

BASIS OF BEARING

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

BENCHMARK

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

SURVEYOR'S NOTES

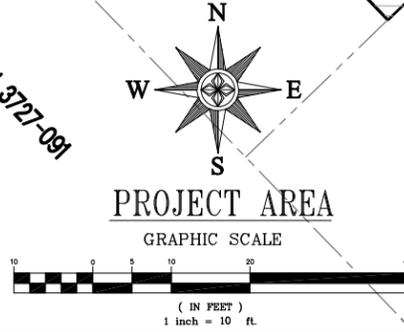
ALL EASEMENTS CONTAINED IN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY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

UTILITY NOTES

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

LEGEND

- | | | | |
|-------|--------------------------|---|------------------------|
| P.O.B | POINT OF BEGINNING | ⊗ | WATER CONTROL VALVE |
| VC&G | VERTICAL CURB AND GUTTER | ⊕ | FIRE HYDRANT |
| R/W | RIGHT OF WAY | ⊙ | GUY CONDUCTOR |
| AP | ASPHALT | ⊚ | FOUND AS NOTED |
| D/W | ACCESS DRIVEWAY | ⊛ | POWER POLE |
| TOP | TOP OF SLOPE | ⊜ | LIGHT POLE |
| SW | SIDEWALK | ⊝ | ELECTRICAL TRANSFORMER |
| TP | TOP OF PARAPET | ⊞ | AIR CONDITIONING UNIT |
| TW | TOP OF WALL | ⊟ | TELEPHONE PEDESTAL |
| ⊙ | LOT NUMBER | ⊠ | TELEPHONE VAULT |
| ⊕ | GEODETIC COORDINATES | ⊡ | TELEPHONE MANHOLE |
| ⊖ | SPOT ELEVATION | ⊢ | GAS VALVE |
| ⊗ | DISH ANTENNA | ⊣ | GAS METER |
| ⊘ | MONOPOLE | ⊤ | PROPERTY LINE |
| | | ⊥ | CHAIN LINK FENCE |
| | | ⊦ | WOOD OR IRON FENCE |
| | | ⊧ | CONDUCTOR OR BARBED |
| | | ⊨ | RAILROAD TRACKS |
- V VENT
 B BRACE
 HT HEIGHT



ISSUE STATUS

DATE	DESCRIPTION	REV.
08/08/12	SITE PLAN	

HAYES
 Land Surveying
 And Mapping
 705 ROCK CREEK PLACE
 PLEASANT HILL, CA 94523

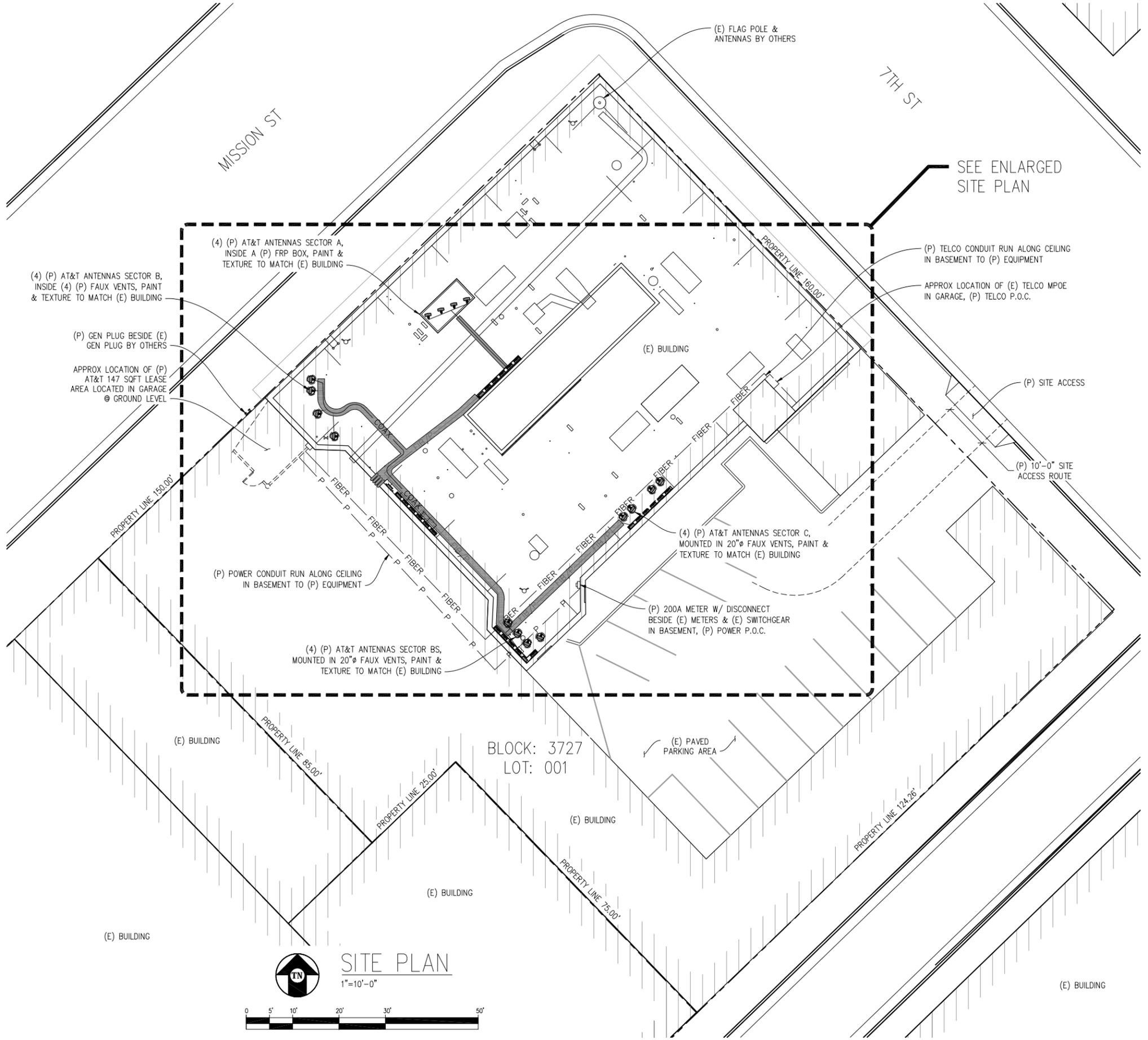


4430 ROSEWOOD DR BLDG 3, 6TH FLOOR
 PLEASANTON, CA 94588

TOPOGRAPHIC SURVEY EXISTING CONDITIONS

SF-23284F
 THE GOOD HOTEL
 112 7TH STREET
 SAN FRANCISCO, CA

LS-1
 SHEET 1 of 1



GOOD HOTEL

CCU3328
114 7TH ST
SAN FRANCISCO, CA 94103

ISSUE STATUS

△	DATE	DESCRIPTION	BY
	09/04/12	ZD 100%	C.C.
	02/04/13	CLIENT REV	K.P.
	02/25/13	CLIENT REV	K.P.
	02/28/13	CLIENT REV	M.D.
	05/10/13	CLIENT REV	C.C.
	05/20/13	CLIENT REV	A.M.

DRAWN BY: C. CODY
CHECKED BY: C. MATHISEN
APPROVED BY: -
DATE: 05/20/13

Streamline Engineering and Design, Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Larry Houghtby Phone: 916-275-4180
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A-1

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	09/04/12	ZD 100%	C.C.
	02/04/13	CLIENT REV	K.P.
	02/25/13	CLIENT REV	K.P.
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DRAWN BY: C. CODY

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at&t

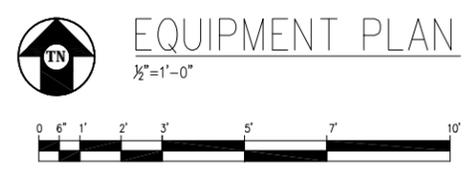
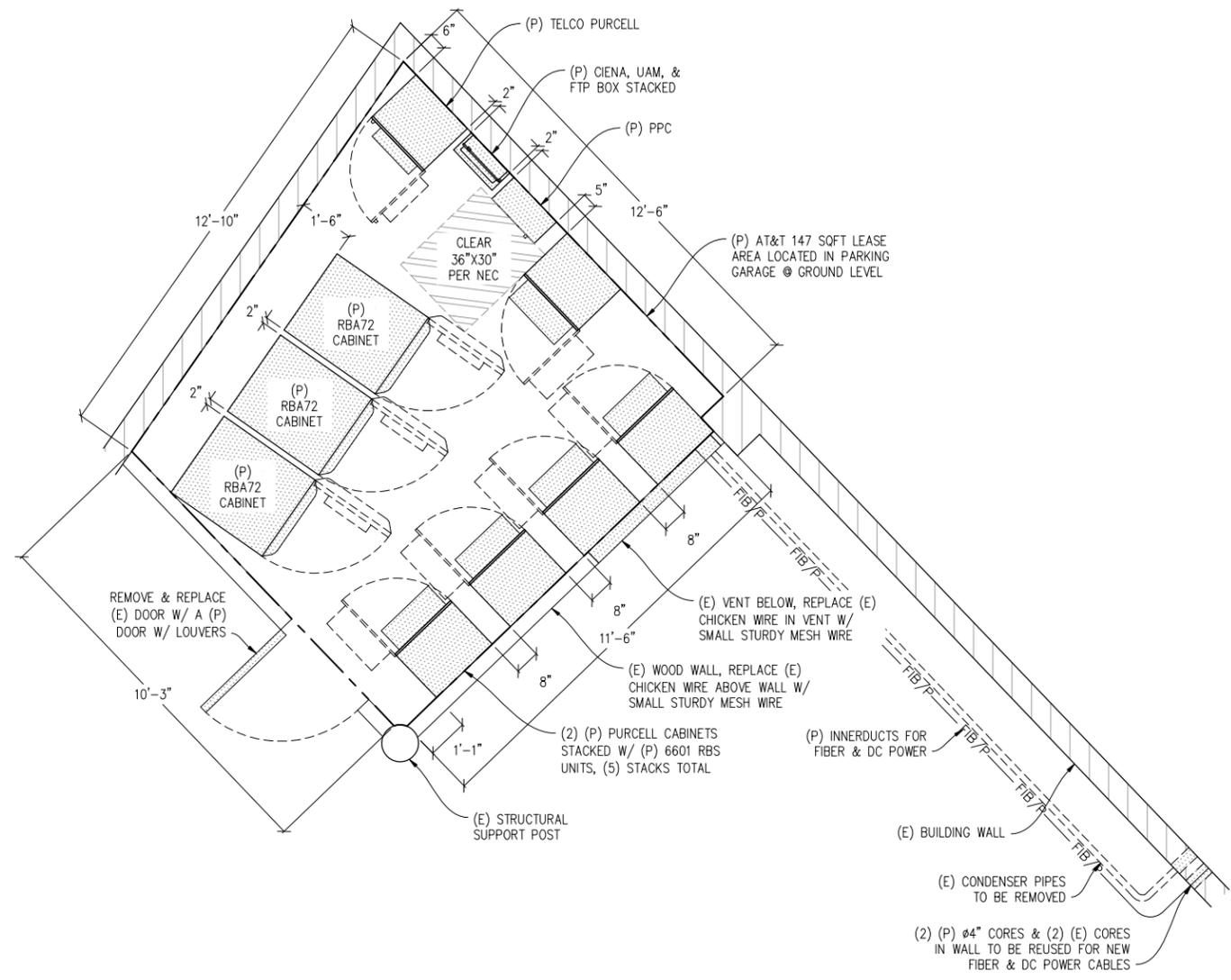
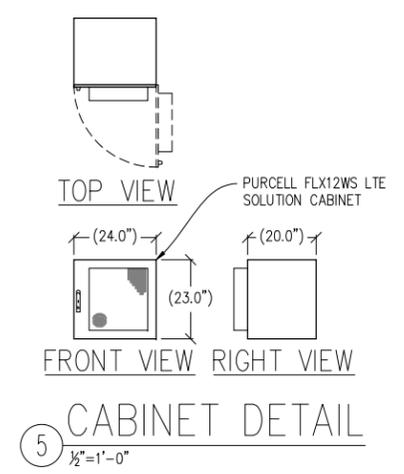
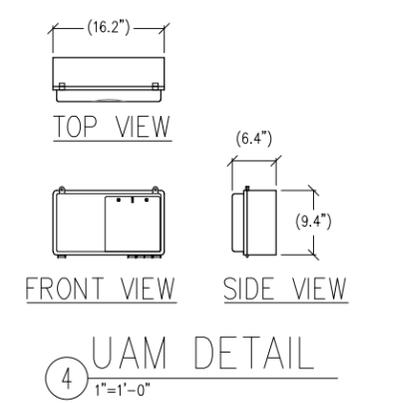
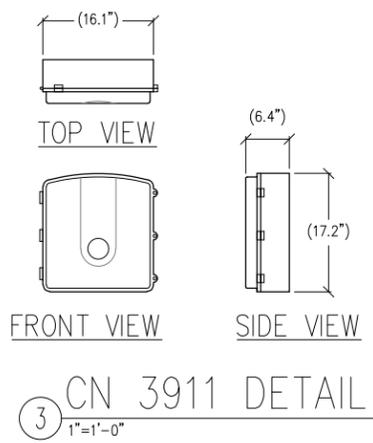
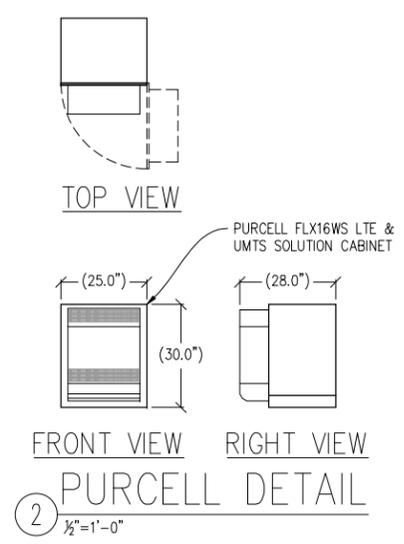
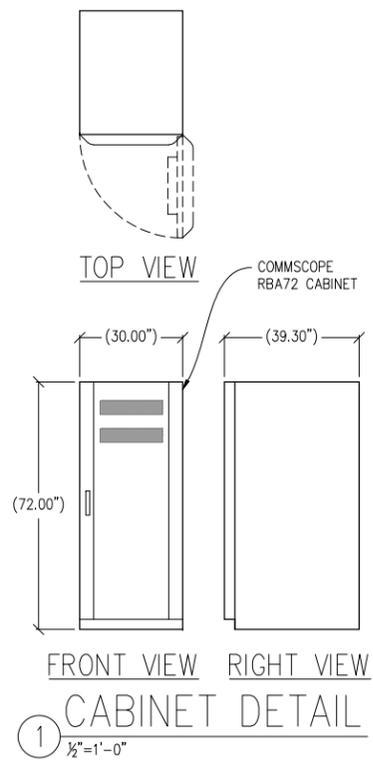
490 BUSH ST, 5TH FLOOR
SAN FRANCISCO, CA 94108

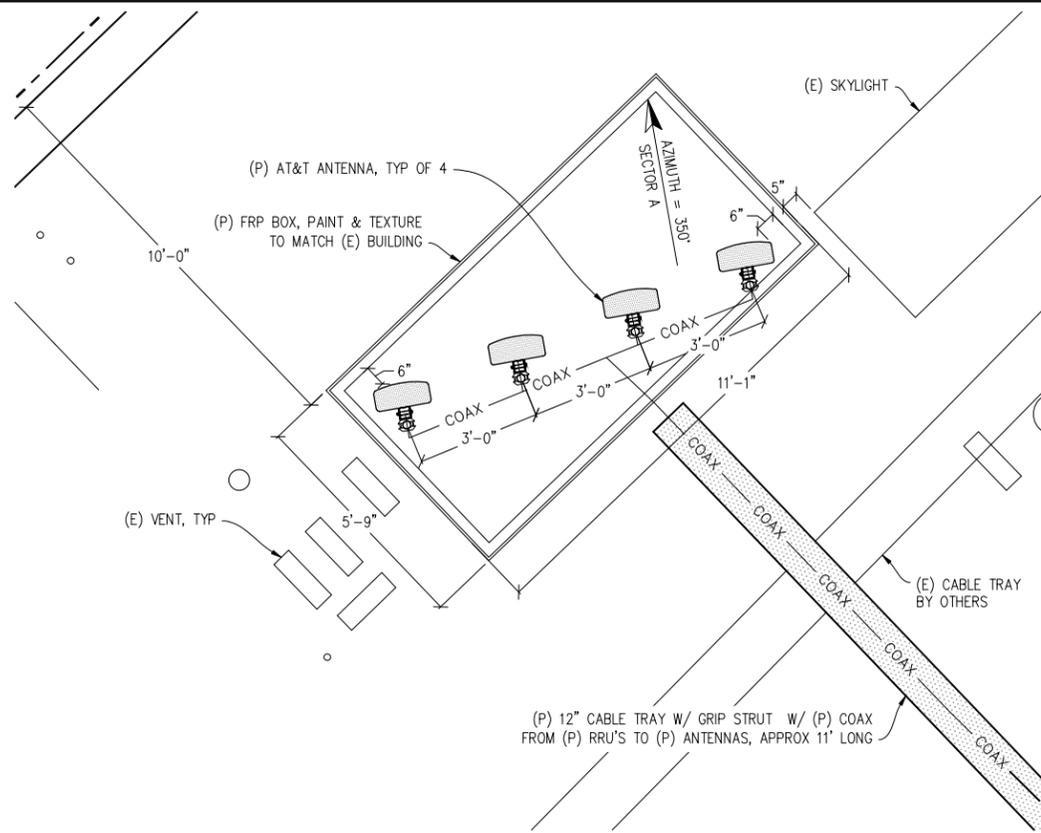
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EQUIPMENT PLAN
& DETAILS

SHEET NUMBER:

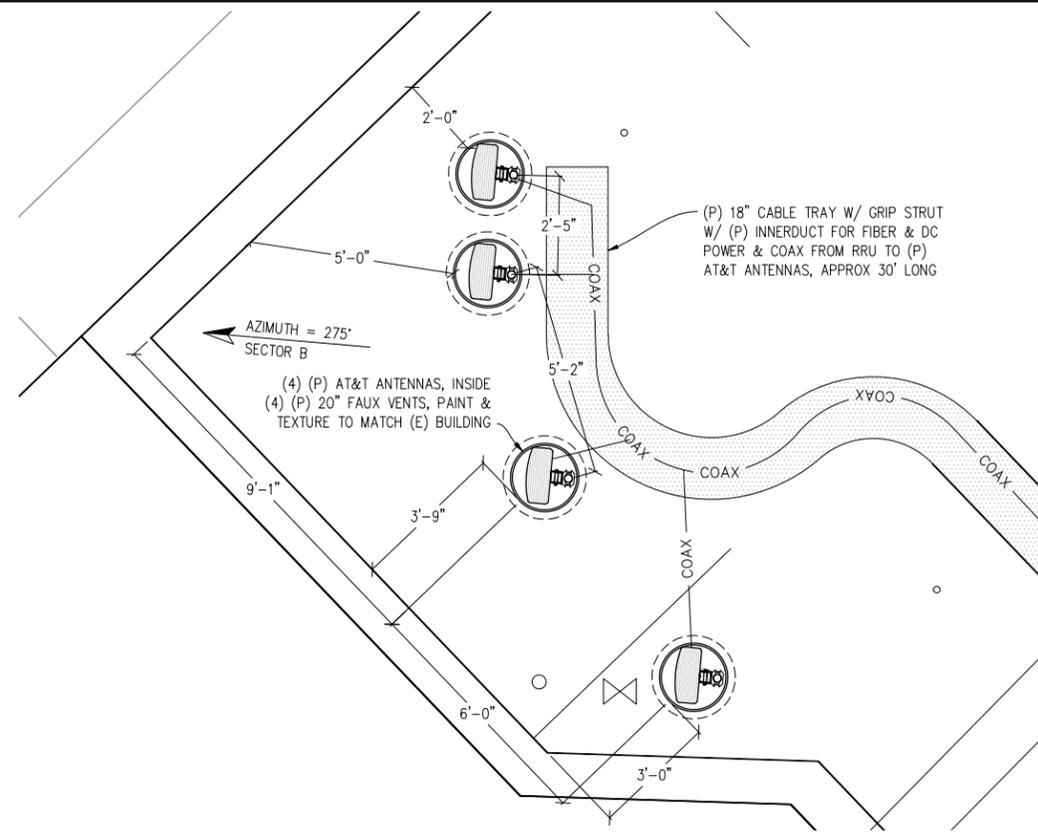
A-3





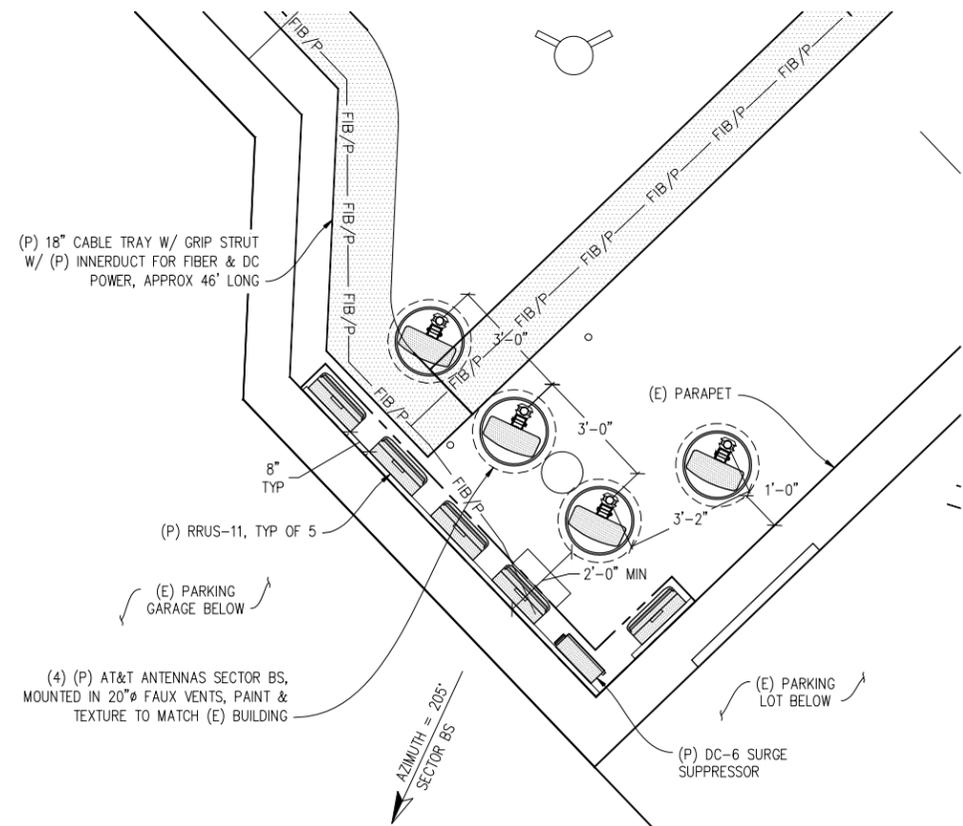
ANTENNA PLAN A

1/2"=1'-0"



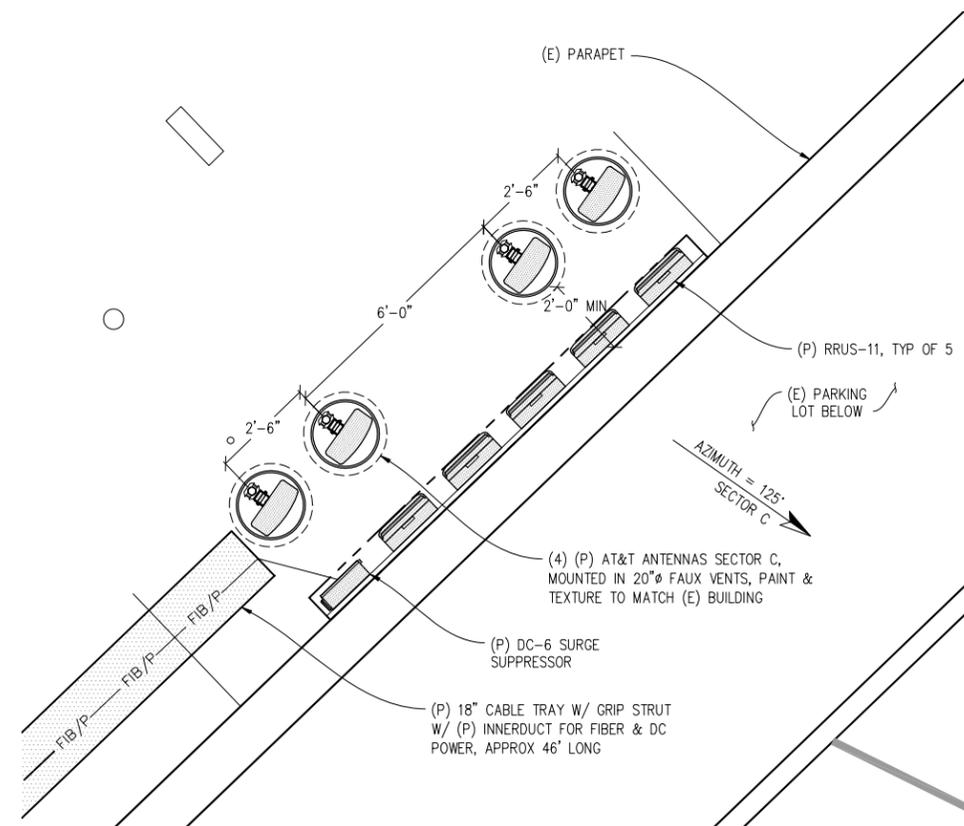
ANTENNA PLAN B

1/2"=1'-0"



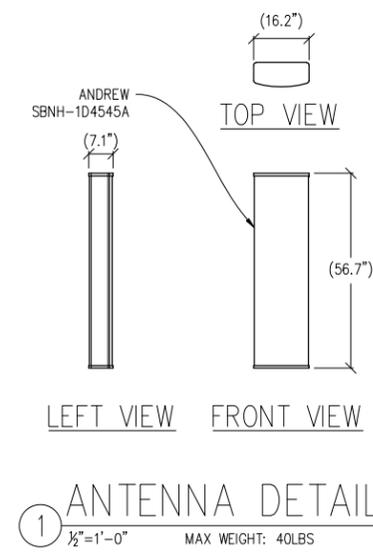
ANTENNA PLAN C

1/2"=1'-0"



ANTENNA PLAN D

1/2"=1'-0"



ANTENNA DETAIL

1/2"=1'-0" MAX WEIGHT: 40LBS

GOOD HOTEL

CCU3328
114 7TH ST
SAN FRANCISCO, CA 94103

ISSUE STATUS

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DRAWN BY: C. CODY
CHECKED BY: C. MATHISEN
APPROVED BY: -
DATE: 05/20/13

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

SHEET TITLE:
ANTENNA PLAN & DETAIL

SHEET NUMBER:

A-4

GOOD HOTEL

CCU3328
114 7TH ST
SAN FRANCISCO, CA 94103

ISSUE STATUS

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	02/04/13	CLIENT REV	K.P.
	02/25/13	CLIENT REV	K.P.
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	05/10/13	CLIENT REV	C.C.
	05/20/13	CLIENT REV	A.M.

DRAWN BY: C. CODY

CHECKED BY: C. MATHISEN

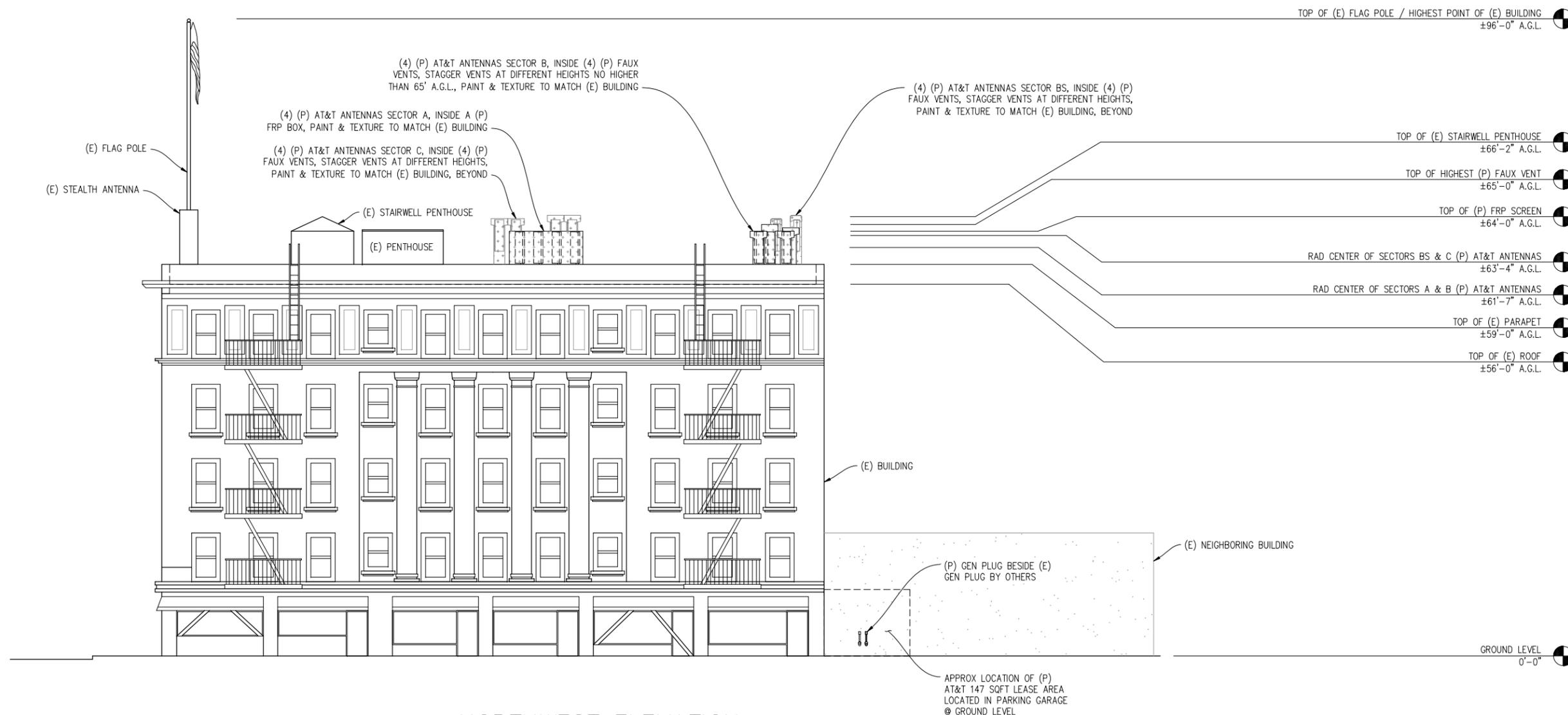
APPROVED BY: -

DATE: 05/20/13

Streamline Engineering and Design, Inc.

8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Larry Houghtby Phone: 916-275-4180
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NORTHWEST ELEVATION
1/8"=1'-0"

at&t



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

SHEET TITLE:

NORTHWEST ELEVATION

SHEET NUMBER:

A-5

GOOD HOTEL

CCU3328
114 7TH ST
SAN FRANCISCO, CA 94103

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	02/28/13	CLIENT REV	M.D.
	05/10/13	CLIENT REV	C.C.
	05/20/13	CLIENT REV	A.M.

DRAWN BY: C. CODY

CHECKED BY: C. MATHISEN

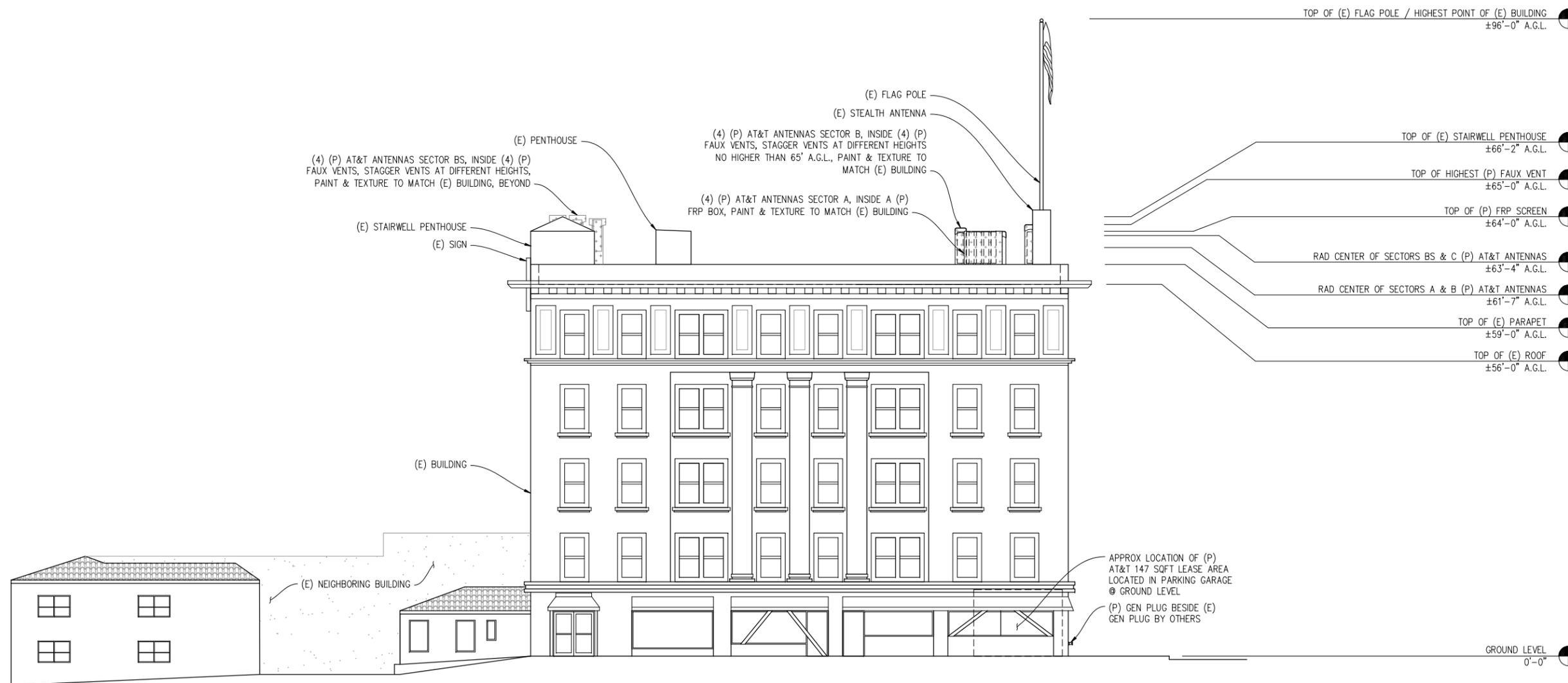
APPROVED BY: -

DATE: 05/20/13

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 Contact: Larry Houghtby Phone: 916-275-4180
 E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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NORTHEAST ELEVATION

1/8"=1'-0"

at&t



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

SHEET TITLE:

NORTHEAST ELEVATION

SHEET NUMBER:

A-6

GOOD HOTEL

CCU3328
114 7TH ST
SAN FRANCISCO, CA 94103

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	09/04/12	ZD 100%	C.C.
	02/04/13	CLIENT REV	K.P.
	02/25/13	CLIENT REV	K.P.
	02/28/13	CLIENT REV	M.D.
	05/10/13	CLIENT REV	C.C.
	05/20/13	CLIENT REV	A.M.

DRAWN BY: C. CODY

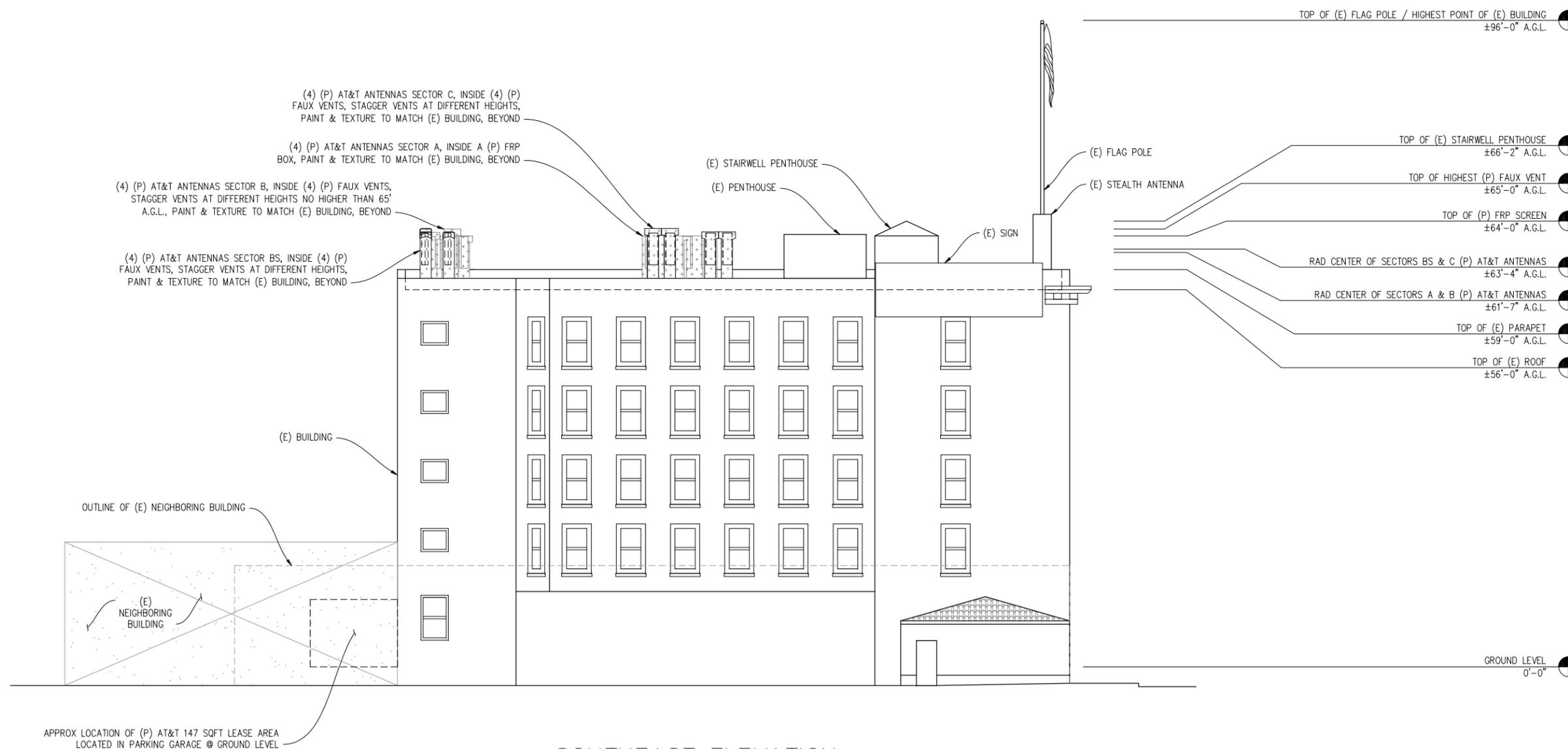
CHECKED BY: C. MATHISEN

APPROVED BY: -

DATE: 05/20/13

Streamline Engineering and Design, Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Larry Houghtby Phone: 916-275-4180
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SOUTHEAST ELEVATION

1/8" = 1'-0"

at&t



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

SHEET TITLE:

SOUTHEAST ELEVATION

SHEET NUMBER:

A-7

TOP OF (E) FLAG POLE / HIGHEST POINT OF (E) BUILDING
±96'-0" A.G.L.

TOP OF (E) STAIRWELL PENTHOUSE
±66'-2" A.G.L.

TOP OF HIGHEST (P) FAUX VENT
±65'-0" A.G.L.

TOP OF (P) FRP SCREEN
±64'-0" A.G.L.

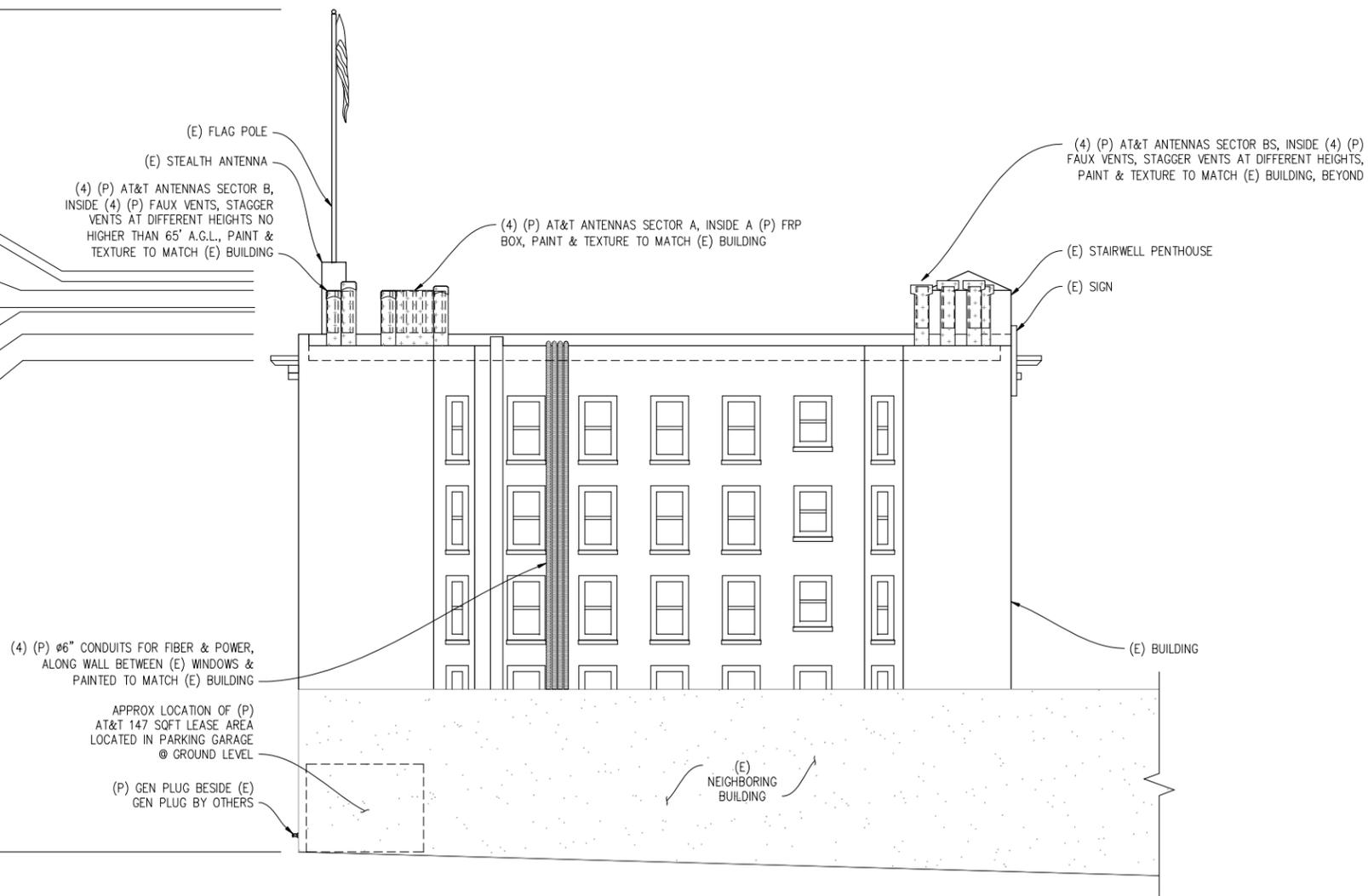
RAD. CENTER OF SECTORS BS & C (P) AT&T ANTENNAS
±63'-4" A.G.L.

RAD. CENTER OF SECTORS A & B (P) AT&T ANTENNAS
±61'-7" A.G.L.

TOP OF (E) PARAPET
±59'-0" A.G.L.

TOP OF (E) ROOF
±56'-0" A.G.L.

GROUND LEVEL
0'-0"



SOUTHWEST ELEVATION

1/8"=1'-0"

GOOD HOTEL

CCU3328
114 7TH ST
SAN FRANCISCO, CA 94103

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	02/28/13	CLIENT REV	M.D.
	05/10/13	CLIENT REV	C.C.
	05/20/13	CLIENT REV	A.M.

DRAWN BY: C. CODY

CHECKED BY: C. MATHISEN

APPROVED BY: -

DATE: 05/20/13

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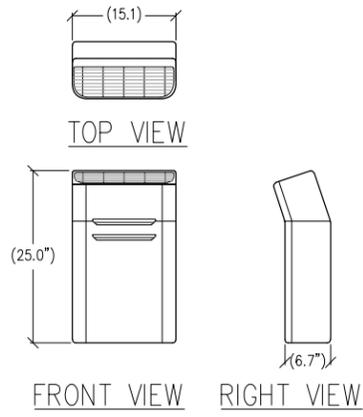
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SAN FRANCISCO, CA 94108

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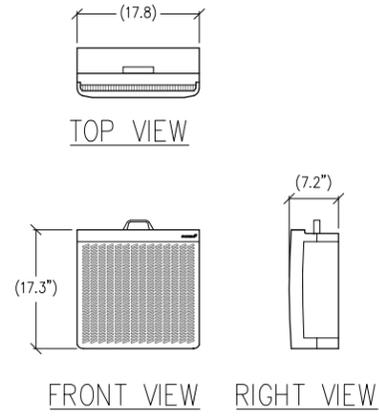
SOUTHWEST ELEVATION

SHEET NUMBER:

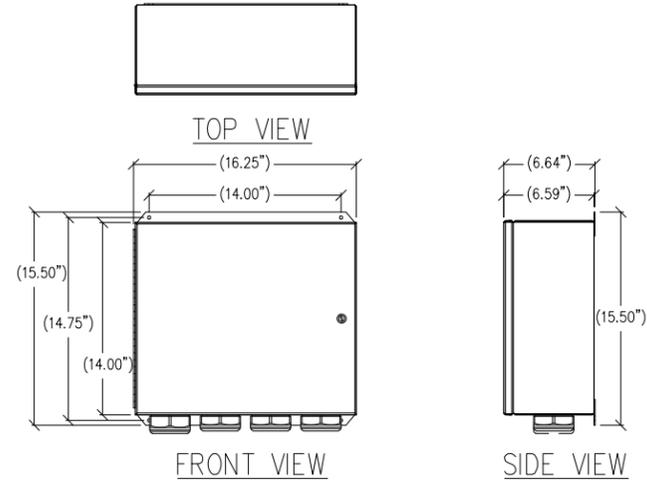
A-8



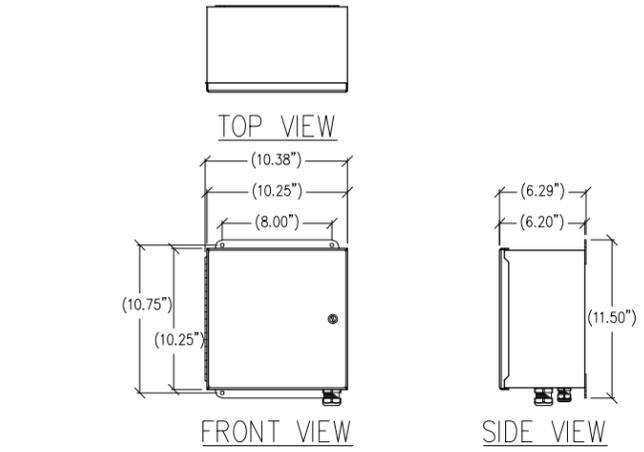
① RRW DETAIL
1"=1'-0"



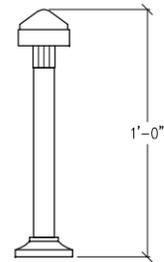
② RRH DETAIL
1"=1'-0"



③ SPLICE BOX DETAIL
1"=6"



④ DC SURGE SUPPRESSION DETAIL
1"=6"



⑤ GPS DETAIL
3"=1'-0"

GOOD HOTEL

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SHEET TITLE:

DETAILS

SHEET NUMBER:

A-9