



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: SEPTEMBER 11, 2014

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Suite 400  
San Francisco,  
CA 94103-2479

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*Date:* September 4, 2014  
*Case No.:* **2013.0001C**  
*Project Address:* **766 Vallejo Street**  
*Current Zoning:* North Beach Neighborhood Commercial District  
North Beach Limited Financial Restricted Special Use District  
North Beach Special Use District  
40-X Height and Bulk District  
*Block/Lot:* 0130/043  
*Project Sponsor:* AT&T Mobility represented by  
Eric Lentz, Permit Me,  
530 Bush Street, 5<sup>th</sup> Floor  
San Francisco, CA  
*Staff Contact:* Omar Masry – (415) 575-9116  
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### PROJECT DESCRIPTION

The proposal is to allow the modification and expansion of an existing AT&T Mobility macro wireless telecommunication services (“WTS”) facility. The macro WTS facility would consist of nine (9) unscreened rooftop mounted panel antennas, and electronic equipment necessary to run the facility on the roof and the within the parking structure of the Central Police Station. Based on the zoning and land use, the WTS facility is proposed on a Location Preference 1 Site (Preferred Location, Publicly-Used Structure) according to the WTS Facilities Siting Guidelines.

The existing macro WTS facility was previously authorized on November 10, 2005 (Case No. 2004.0858C), for up to six (6) unscreened panel antennas on the roof of the Subject Building. An additional three (3) panel antennas were later installed, without the benefit of a required Conditional Use Authorization, in order to expand the WTS facility.

The proposed modification and expansion would allow the replacement and relocation of all nine (9) panel antennas. The most visible group of antennas (Sector C) consists of three (3) existing panel antennas mounted on a stand along the top of an existing parapet wall adjacent to the Vallejo Street frontage. The panel antennas would be removed, along with the stand, and replaced with three (3) panel antennas mounted on the façade, so that the top of each panel antenna is flush with top of the adjacent building wall.

The remaining six (6) panel antennas would be removed from the roof of each stairwell penthouse (Sectors A and B) and replaced with three (3) panel antennas on the roof of the stairwell penthouse at the northeast corner of the building (Sector B), and three (3) panel antennas (Sector A) mounted to the eastern

building façade overhanging the adjacent alley on Emery Lane. The tops of the Sector A antennas would be flush with the top of the parapet, and the top of the penthouse mounted Sector B antennas would rise no higher than 66 feet.

Electronic equipment necessary to run the facility would be located in two areas. A portion of the equipment would be located on the roof at locations (height and setback from roof edges) which would not be prominently visible from adjacent public rights-of-way. The relatively larger equipment cabinets would remain within an existing fourth floor room within the parking structure, and includes battery back-up cabinets, to provide backup power in the event of a power outage or disaster.

## **SITE DESCRIPTION AND PRESENT USE**

The Project Site is located on Assessor’s Block 0130, Lot 043 at the northwest corner of Vallejo Street and Emery Lane (alley). The Subject building was developed in 1981, and is an approximately 57-foot tall, five-story building, featuring the Central Police Station on the ground floor, and a parking structure above, which is operated by the San Francisco Municipal Transit Authority (SFMTA).

The Subject Building features an existing Verizon Wireless macro WTS facility consisting of nine (9) roof-mounted panel antennas (Case No. 1997.108C) and equipment within a separate room on the fourth floor of the parking structure. A pending modification to the Verizon Wireless WTS facility (Building Permit Application Nos. 2013.10.31.0845 and 2014.04.21.3712) would replace all nine (9) antennas with eight (8) antennas, and allow the installation of a 30-kilowatt generator on the roof of the parking structure. Specifically, the most visible group of three panel antennas, mounted to the south face of the stairwell penthouse, would be replaced with two “quadport” antennas which offer a reduced offset from the adjacent wall surface, and thereby reduce the visibility of the facility along the Vallejo Street frontage.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The Project Site lies within the Russian Hill neighborhood, in a transition area near Chinatown, and is surrounded by low-rise, mixed-use (one to three residential floors over ground floor commercial) buildings, with the exception of an adjacent three-story residential building to the west, and a five-level SFMTA-owned parking structure to the south, across Vallejo Street.

## **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	August 22, 2014	August 20, 2014	22 days
Posted Notice	20 days	August 22, 2014	August 20, 2014	22 days
Mailed Notice	10 days	September 1, 2014	August 22, 2014	20 days

## **PUBLIC COMMENT**

As of September 4, 2014, the Department has received one inquiry regarding the proposed Project.

In addition, the Project Sponsor held a community meeting at the San Francisco Public Library, Chinatown Branch, at 1135 Powell Street, to discuss the Project at 6:00 p.m. on February 27, 2013. No community members attended the meeting.

## **ISSUES AND OTHER CONSIDERATIONS**

- Health and safety aspects of all wireless Projects are reviewed under the Department of Public Health and the Department of Building Inspection. The RF emissions associated with this Project have been determined to comply with limits established by the Federal Communications Commission (FCC).
- An updated Five Year Plan with approximate longitudinal and latitudinal coordinates of proposed locations, including the Project Site, is on file with the Planning Department.
- All required public notifications were conducted in compliance with the Planning Code and adopted WTS policies.
- Pursuant to San Francisco Charter Section 5.103, as the Subject Building is a civic structure, the proposed modifications were reviewed and approved by the Civic Design Review Committee of the San Francisco Arts Commission.

## **REQUIRED COMMISSION ACTION**

Pursuant to Sections 722.83 and 303 of the Planning Code, a Conditional Use Authorization is required for a modification and expansion of a Public Use (WTS facility) in the North Beach Neighborhood Commercial 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, 16539, and 18523 supplementing the 1996 WTS Guidelines.
- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections.
- The expected RF emissions fall well within the limits established by the Federal Communications Commission (FCC).
- The Project Site is considered a Preferred Location (Location Preference 1), according to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, as the Project Site is a Publicly-Used Structure.

- Based on propagation maps provided by AT&T Mobility, the Project would provide enhanced 700 - 2170 Megahertz 4G LTE (4<sup>th</sup> Generation, Long-Term-Evolution, voice and data) coverage in an area that currently experiences gaps in coverage and capacity.
- Based on the analysis provided by AT&T Mobility, the Project will provide additional capacity in an area that currently experiences insufficient service during periods of high data usage.
- Based on independent third-party evaluation, the maps, data, and conclusions about service coverage and capacity provided by AT&T Mobility are accurate.
- The roof-mounted antennas would not be screened due to height limitations for screening elements; however, the antennas would be relocated and sited so as to reduce their overall visibility. Related electronic equipment would be located on the roof, and in a fourth floor room, but would not be prominently visible from adjacent public rights-of-way.  
The facility would continue to avoid intrusion into public vistas, avoid disruption of the architectural integrity of building and insure harmony with neighborhood character.
- The Project has been reviewed by staff and found to be categorically exempt from further environmental review, as a Class 3 exemption of the California Environmental Quality Act.

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

Exhibits above marked with an "X" are included in this packet \_\_\_\_\_ om \_\_\_\_\_ Planner's Initials



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Motion No. XXXXX

HEARING DATE: SEPTEMBER 11, 2014

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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 303(c) AND 722.83 TO MODIFY AND EXPAND AN EXISTING MACRO WIRELESS TELECOMMUNICATIONS SERVICES FACILITY CONSISTING OF NINE UNSCREENED PANEL ANTENNAS AND ASSOCIATED EQUIPMENT LOCATED ON THE ROOFTOP AND FOURTH FLOOR OF THE CENTRAL POLICE STATION AND PARKING STRUCTURE AS PART OF AT&T MOBILITY'S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN THE NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On January 2, 2013, AT&T Mobility (hereinafter "Project Sponsor"), submitted an application (hereinafter "Application"), for a Conditional Use Authorization on the property at 766 Vallejo Street, Lot 043, in Assessor's Block 0130, (hereinafter "Project Site") to modify and expand a wireless telecommunications service facility (hereinafter "WTS") consisting of nine (9) unscreened panel antennas and equipment located on the roof and fourth floor of the Subject Building, as part of AT&T Mobility's telecommunications network, within the North Beach Neighborhood Commercial District, and a 40-X Height and Bulk District.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption (Section 15303 of the California Environmental Quality Act). The Planning Commission has reviewed and concurs with said determination. The categorical exemption and all pertinent documents may be found in the files of the Planning Department (hereinafter "Department"), as the custodian of records, at 1650 Mission Street, San Francisco.

On September 11, 2014, 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. 2013.0001C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

#### **FINDINGS**

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project Site is located on Assessor's Block 0130, Lot 043 at the northwest corner of Vallejo Street and Emery Lane (alley). The Subject building was developed in 1981, and is an approximately 57-foot tall, five-story building, featuring the Central Police Station on the ground floor, and a parking structure above, which is operated by the San Francisco Municipal Transit Authority (SFMTA).

The Subject Building features an existing Verizon Wireless macro WTS facility consisting of nine (9) roof-mounted panel antennas (Case No. 1997.108C) and equipment within a separate room on the fourth floor of the parking structure. A pending modification to the existing Verizon Wireless WTS facility (Building Permit Application Nos. 2013.10.31.0845 and 2014.04.21.3712) would replace all nine (9) antennas with eight (8) antennas, and allow the installation of a 30-kilowatt generator on the roof of the parking structure. Specifically, the most visible group of three panel antennas, mounted to the south face of the stairwell penthouse, would be replaced with two "quadport" antennas which offer a reduced offset from the adjacent wall surface, and thereby reduce the visibility of the facility along the Vallejo Street frontage.

3. **Surrounding Properties and Neighborhood.** The Project Site lies within the Russian Hill neighborhood, and is surrounded by low-rise, mixed-use (one to three residential floors over ground floor commercial) buildings, with the exception of an adjacent three-story

residential building to the west, and a separate, five-level SFMTA-owned parking structure to the south, across Vallejo Street.

4. **Project Description.** The proposal is to allow the modification and expansion of an existing AT&T Mobility macro wireless telecommunication services (“WTS”) facility. The macro WTS facility would consist of nine (9) unscreened rooftop mounted panel antennas, and electronic equipment necessary to run the facility on the roof and the within the parking structure of the Central Police Station.

The existing macro WTS facility was previously authorized on November 10, 2005 (Case No. 2004.0858C), for up to six (6) unscreened panel antennas on the roof of the Subject Building. An additional three (3) panel antennas were later installed without the benefit of a required Conditional Use Authorization, in order to expand the facility. The proposed modification and expansion would allow the replacement and relocation of all nine (9) panel antennas. The most visible group of antennas (Sector C) consists of three (3) existing panel antennas mounted on a stand along the top of an existing parapet wall adjacent to the Vallejo Street frontage. The panel antennas would be removed, along with the stand, and replaced with three (3) panel antennas mounted on the façade so that the top of each panel antenna is flush with top of the adjacent building wall.

The remaining six (6) panel antennas would be removed from the roof of each stairwell penthouse (Sectors A and B) and replaced with three (3) panel antennas on the roof of the stairwell penthouse at the northeast corner of the building (Sector B), and three (3) panel antennas (Sector A) mounted to the eastern building façade overhanging the adjacent alley on Emery Lane. The tops of the Sector A antennas would be flush with the top of the parapet, and the top of the penthouse mounted Sector B antennas would rise no higher than 66 feet.

Electronic equipment necessary to run the facility would be located in two areas. A portion of the equipment would be located on the roof at locations (height and setback from roof edges) which would not be prominently visible from adjacent public rights-of-way. The relatively larger equipment cabinets would remain within an existing fourth floor room within the parking structure, and includes battery back-up cabinets, to provide backup power in the event of a power outage or disaster.

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.

Section 8.1 of the WTS Siting Guidelines further stipulates that the Planning Commission will not approve WTS applications for Preference 5 or below Location Sites unless the application describes (a) what publicly-used building, co-location site or other Preferred Location Sites are located within the geographic service area; (b) what good faith efforts and measures were taken to secure these more Preferred Locations, (c) explains why such efforts were unsuccessful; and (d) demonstrates that the location for the site is essential to meet demands in the geographic service area and the Applicant's citywide networks.

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

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

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of zoning districts and building uses for the siting of wireless telecommunications facilities. Under the *Guidelines*, and based on the land use, the WTS facility is proposed on a Location Preference 1 Site (Preferred Location, Publicly-Used Structure) according to the *WTS Facilities Siting Guidelines*.
7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network is designed to address coverage and capacity needs in the area. The network will operate in the 700 – 2,170 Megahertz (MHZ) bands, which are regulated by the Federal Communications Commission (FCC) and must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.

8. **Radiofrequency (RF) Emissions:** The Project Sponsor retained Hammett & Edison, Inc., a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. Pursuant to the *Guidelines*, the Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the *Guidelines*.

9. **Department of Public Health Review and Approval.** The proposed Project was referred to the Department of Public Health (DPH) for emissions exposure analysis. Existing radio-frequency (RF) levels at ground level were around 1% of the FCC public exposure limit.

AT&T Mobility proposes to replace nine (9) panel antennas. The antennas will be mounted at a height of approximately 50 to 63 feet above the ground. The estimated ambient RF field from the proposed AT&T Mobility transmitters at ground level is calculated to be 0.031 mW/sq. cm., which is 5.4% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 64 feet and includes portions of the penthouse 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 the area (23 feet) directly in front of the antenna while it is in operation.

10. **Coverage and Capacity Verification.** The maps, data, and conclusion provided by AT&T Mobility to demonstrate need for outdoor and indoor coverage and capacity have been determined by Hammett & Edison, and engineering consultant and independent third party to accurately represent the carrier's present and post-installation conclusions.

11. **Maintenance Schedule.** The proposed facility would operate without on-site staff but with a two-person maintenance crew visiting the property approximately once a month and on an as-needed basis to service and monitor the facility.

12. **Community Outreach.** Per the *Guidelines*, the Project Sponsor held a community meeting at the San Francisco Public Library, Chinatown Branch, at 1135 Powell Street, to discuss the Project at 6:00 p.m. on February 27, 2013. No community members attended the meeting.

13. **Five-year plan:** Per the *Guidelines*, the Project Sponsor submitted an updated five-year plan, as required, in April 2014.

14. **Public Comment.** As of September 4, 2014, the Department received one inquiry regarding the proposed Project.

15. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

A. **Use.** Per Planning Code Section 722.83, a Conditional Use Authorization is required for the modification and expansion of a Public Use (Wireless Telecommunication Services facility).

16. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the Project does comply with said criteria in that:

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

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

*The proposed Project at 766 Vallejo Street is generally desirable and compatible with the surrounding neighborhood because the Project will not conflict with the existing uses of the property and will be designed to be compatible with the surrounding neighborhood. 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, to avoid disruption of the architectural design integrity of buildings, and to insure harmony with the existing neighborhood character and promote public safety. The Project has been reviewed and determined to not cause the removal or alteration of any significant architectural features of the subject building.*

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

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

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

*The proposed Project at 766 Vallejo Street is necessary in order to achieve sufficient street and in-building mobile phone coverage and data capacity. Recent drive tests in the subject area conducted by the AT&T Mobility Radio Frequency Engineering Team provide that the Project Site continues to serve as a preferable location, based on factors including quality of coverage and aesthetics.*

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

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

*The 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.*

- 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 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;

*All of the antennas are unscreened, but are located so as to reduce their overall visibility. Related electronic equipment would be placed at a height, and setback from roof edge, so as to not be visible from adjacent public rights-of-way. The existing equipment room occupies an area originally intended for a vehicle parking space; however, the proposed*

*modifications would not further reduce available parking within the structure. The proposed replacement antennas and equipment will not adversely affect landscaping, open space, parking, lighting or signage at the Project Site or surrounding area.*

- 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 Project is consistent with the purpose of the North Beach Neighborhood Commercial District in that the intended use is located on an existing building and would not alter the character of the building or surrounding area. Furthermore, the facility would not impact the primary use of the building, which is a police station and parking structure.*

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

**HOUSING ELEMENT**  
Objectives and Policies

**BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE**

**OBJECTIVE 12:**

**BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.**

**Policy 12.3:**

Ensure new housing is sustainable supported by the City's public infrastructure systems.

*The Project will maintain and improve AT&T Mobility's coverage and capacity along Vallejo Street, and surrounding areas within the Russian Hill neighborhood.*

**URBAN DESIGN ELEMENT**  
Objectives and Policies

**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 proposed relocation of antennas and rooftop equipment would reduce the visibility of the antennas, including the most prominent sector (C), by reducing the overall height of the antennas and placing them along a portion of the façade, which is setback slightly from the main building frontage along Vallejo Street. The use of improved (reduced offset from wall surface) bracket-mount systems and improved cable management would ensure that the facility does not appear cluttered or distracting.*

**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 1.1:**

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

**Policy 1.2:**

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 2.1:**

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

**Policy 2.3:**

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

*The Site would be an integral part of a wireless communications network that would enhance the City's diverse economic base.*

**OBJECTIVE 4:**

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

**Policy 4.1:**

Maintain and enhance a favorable business climate in the City.

**Policy 4.2:**

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 ELEMENT**

**OBJECTIVE 8:**

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

**Policy 8.3:**

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

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

**COMMUNITY SAFETY ELEMENT**  
**Objectives and Policies**

**OBJECTIVE 3:**

ESTABLISH STRATEGIES TO ADDRESS THE IMMEDIATE EFFECTS OF A DISASTER.

**Policy 1.20**

Increase communication capabilities in preparation for all phases of a disaster and ensure communication abilities extend to hard-to-reach areas and special populations.

**Policy 2.4**

Bolster the Department of Emergency Management's role as the City's provider of emergency planning and communication, and prioritize its actions to meet the needs of San Francisco.

**Policy 2.15**

Utilize advancing technology to enhance communication capabilities in preparation for

all phases of a disaster, particularly in the high-contact period immediately following a disaster.

**Policy 3.7:**

Develop a system to convey personalized information during and immediately after a disaster.

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

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

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

*The Project Site does not feature any neighborhood-serving retail uses.*

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. The facility consists of roof-mounted antennas and equipment and equipment within the Subject Building. The facility would not impair access to light and air for residents within surrounding buildings, and would therefore not adversely affect the neighborhood character.*

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

*The Project would have no adverse effect 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 significantly 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 not cause any displacement of industrial and service sector activities.*

- 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 Project Site is considered a Potential Historic Resource, developed in 1967. The majority of the facility, which is visible from the public right-of-way, consists of nine (9) panel antennas, which would remain unscreened from view. No elements exhibiting craftsmanship or detailing are present at areas where the facility is proposed. Furthermore the proposed facility would not detract from views of other buildings considered potential historic resources in the surrounding area.*

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

*The Project would not adversely affect parks or open space, or their access to sunlight or public vistas.*

19. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
20. The Commission hereby finds that approval of the Conditional Use 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 722.83 and 303 to modify and expand an existing macro WTS facility, in order to allow nine (9) unscreened panel antennas and associated equipment cabinets on the roof and fourth floor of the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 1 (Preferred Location, Publicly-Used Structure) according to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, within the North Beach Neighborhood Commercial District, and a 40-X Height and Bulk District, and subject to the conditions of approval attached hereto as **Exhibit A**; in general conformance with the plans, dated September 2, 2014, and stamped "Exhibit B."

**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.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not recommence the 90-day approval period.

**Motion No. XXXXX**  
**Hearing Date: September 11, 2014**

**CASE NO. 2013.0001C**  
**766 Vallejo Street**

I hereby certify that the foregoing Motion was adopted by the Planning Commission on  
**September 11, 2014.**

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 11, 2014

## **EXHIBIT A**

### **AUTHORIZATION**

This authorization is for a Conditional Use Authorization under Planning Code Sections 722.83 and 303 to modify and expand an existing macro WTS facility, in order to allow nine (9) unscreened panel antennas and associated equipment cabinets on the roof and fourth floor of the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 1 (Preferred Location, Publicly-Used Structure) according to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, within the North Beach Neighborhood Commercial District, and a 40-X Height and Bulk District, and subject to the conditions of approval attached hereto as **Exhibit A**; in general conformance with the plans, dated September 2, 2014, and stamped "Exhibit B."

### **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 **September 11, 2014** under Motion No. XXXXX.

### **PRINTING OF CONDITIONS OF APPROVAL ON PLANS**

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

### **SEVERABILITY**

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

### **CHANGES AND MODIFICATIONS**

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

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for eighteen (18) months 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 eighteen (18) months 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 eighteen (18) months have passed since the Motion was approved.

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

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

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

### DESIGN – COMPLIANCE AT PLAN STAGE

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

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

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

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

#### **MONITORING - AFTER ENTITLEMENT**

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

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

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

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

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

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

8. **Implementation Costs - WTS.**

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

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

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

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

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

- a. Identify the three dimensional perimeter closest to the facility at which adopted FCC standards for human exposure to RF emissions in uncontrolled areas are satisfied;
- b. Document testing that demonstrates that the facility will not cause any potential exposure to RF emissions that exceed adopted FCC emission standards for human exposure in uncontrolled areas.

- c. The Project Implementation Report shall compare test results for each test point with applicable FCC standards. Testing shall be conducted in compliance with FCC regulations governing the measurement of RF emissions and shall be conducted during normal business hours on a non-holiday weekday with the subject equipment measured while operating at maximum power.
- d. Testing, Monitoring, and Preparation. The Project Implementation Report shall be prepared by a certified professional engineer or other technical expert approved by the Department. At the sole option of the Department, the Department (or its agents) may monitor the performance of testing required for preparation of the Project Implementation Report. The cost of such monitoring shall be borne by the Project Sponsor pursuant to the condition related to the payment of the City's reasonable costs.
  - i. Notification and Testing. The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 2 and 4.
  - ii. Approval. The Zoning Administrator shall request that the Certification of Final Completion for operation of the facility not be issued by the Department of Building Inspection until such time that the Project Implementation Report is approved by the Department for compliance with these conditions.

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

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

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

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

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

13. **Periodic Safety Monitoring - WTS.** The Project Sponsor shall submit to the Zoning Administrator 10 days after installation of the facilities, and every two years thereafter, a

certification attested to by a licensed engineer expert in the field of EMR/RF emissions, that the facilities are and have been operated within the then current applicable FCC standards for RF/EMF emissions.

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

#### OPERATION

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

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

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

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

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

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

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

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

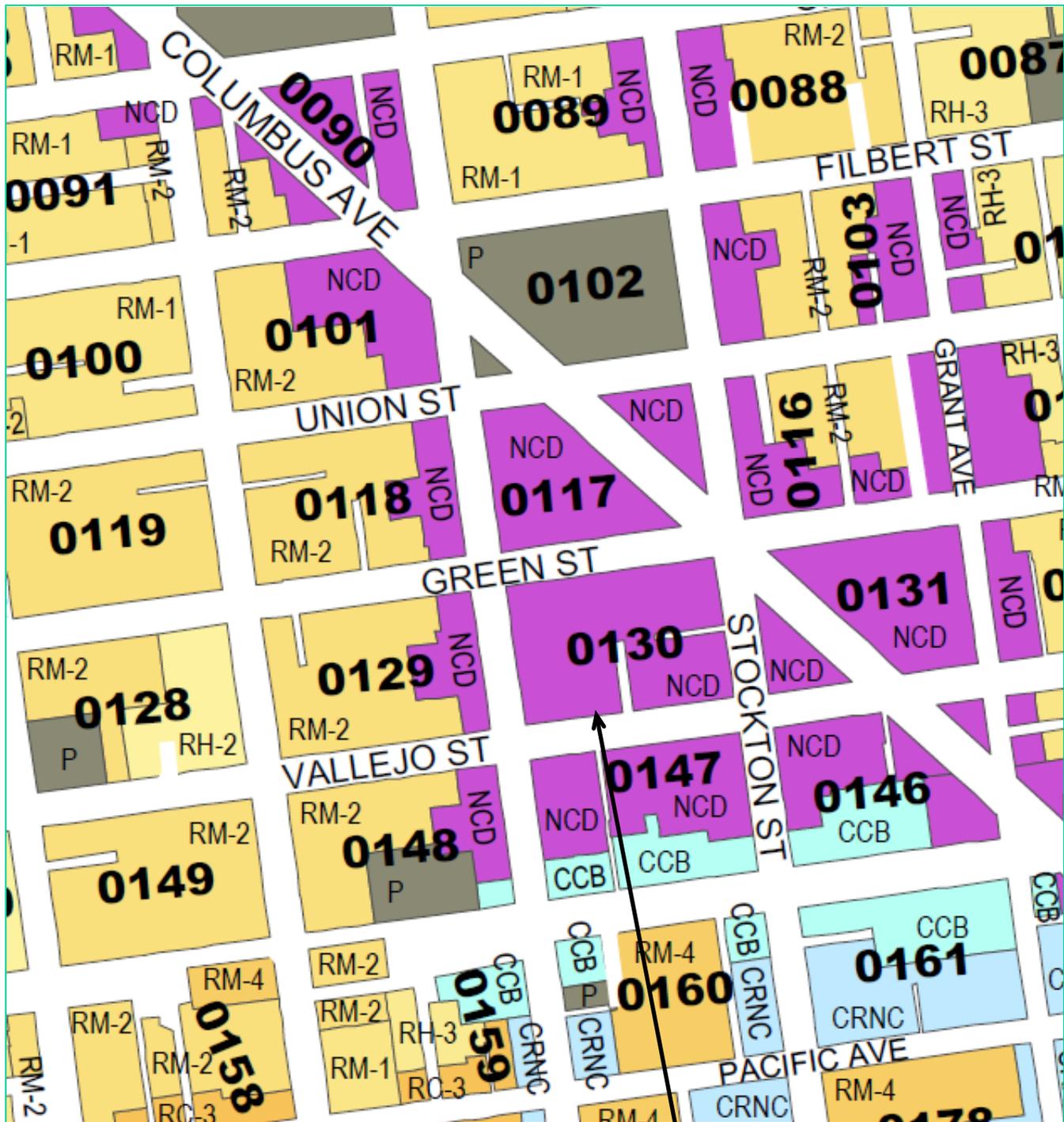
18. **Transfer of Operation – WTS.** Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is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

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

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

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

# Zoning Map



**SUBJECT PROPERTY**



Case Number 2013.0001C  
AT&T Mobility Macro WTS Facility  
766 Vallejo Street

# Aerial Photo



**SUBJECT PROPERTY**



**Case Number 2013.0001C**  
AT&T Mobility Macro WTS Facility  
766 Vallejo Street

# Parcel Map

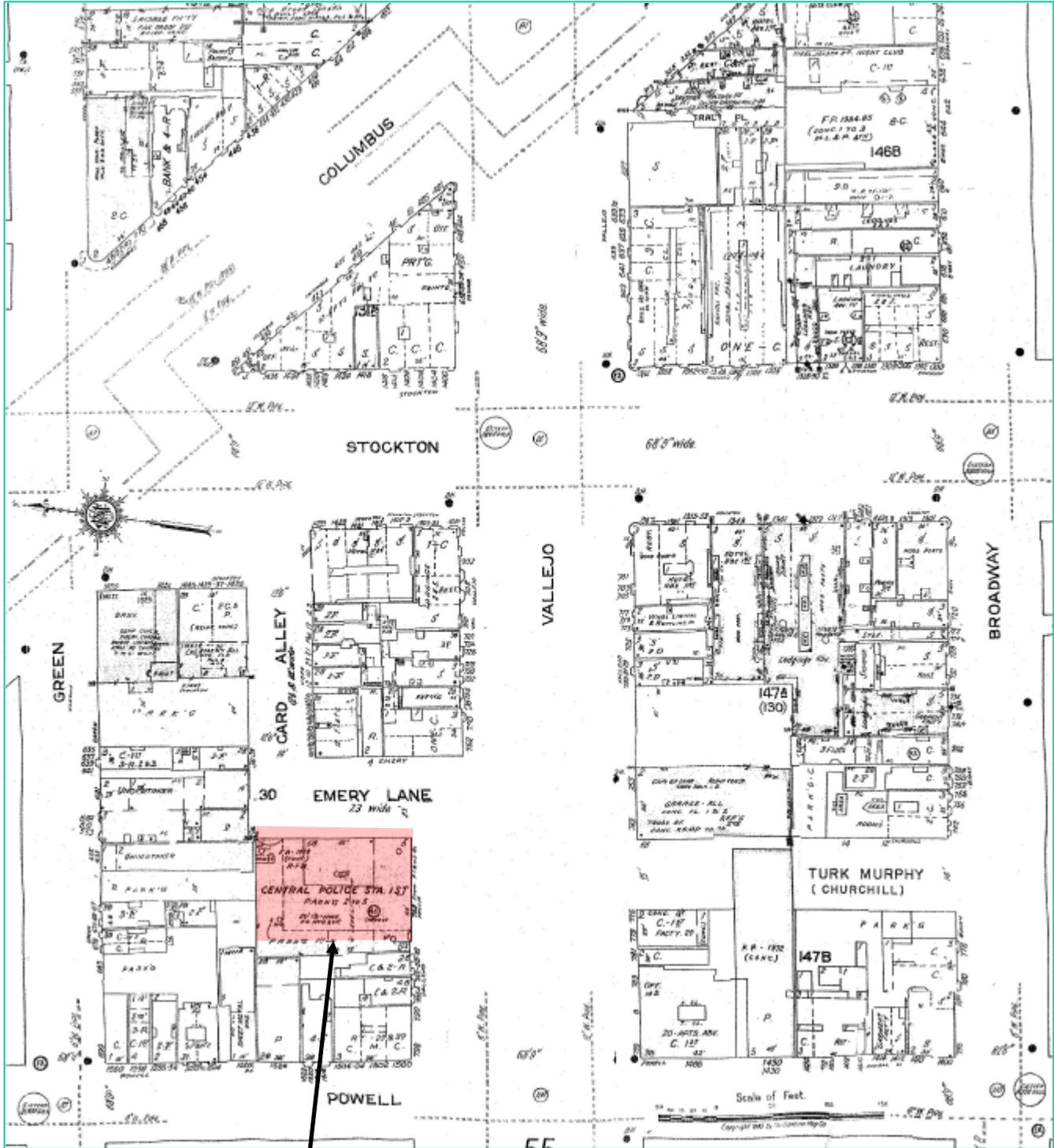


**SUBJECT PROPERTY**

Case Number 2013.0001C  
AT&T Mobility Macro WTS Facility  
766 Vallejo Street



# Sanborn Map\*



**SUBJECT PROPERTY**

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



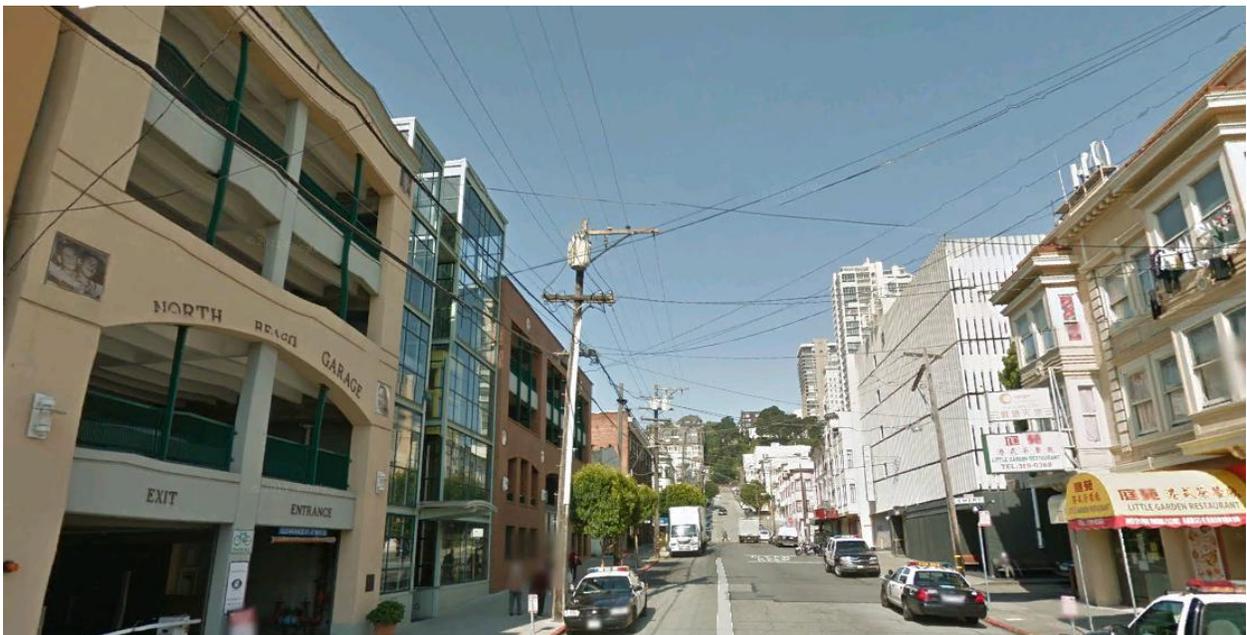
Case Number 2013.0001C  
AT&T Mobility Macro WTS Facility  
766 Vallejo Street

## 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 East on Vallejo Street**



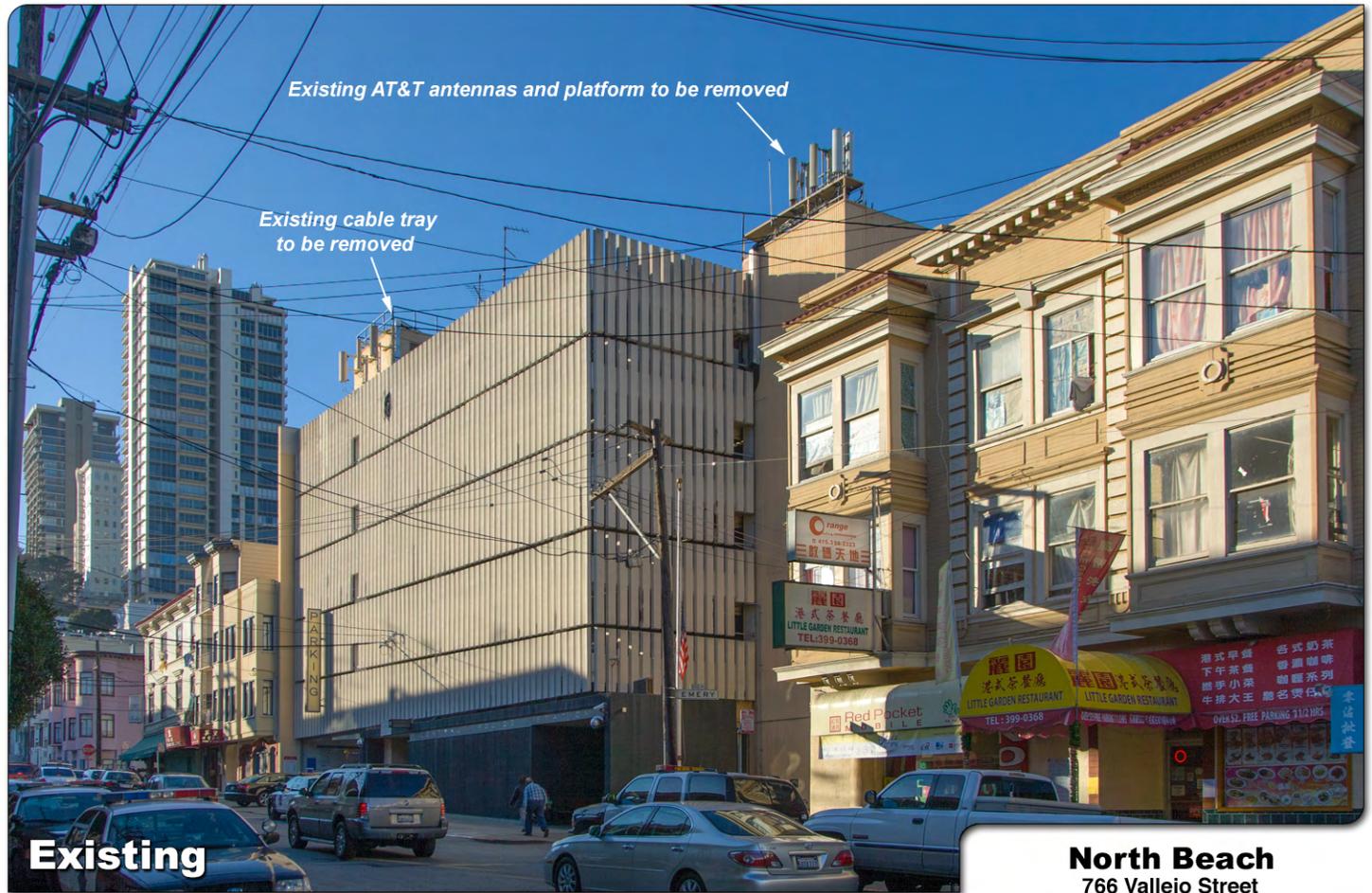
**Facing West on Vallejo Street**



**Facing North on Powell Street**

Existing AT&T antennas and platform to be removed

Existing cable tray to be removed



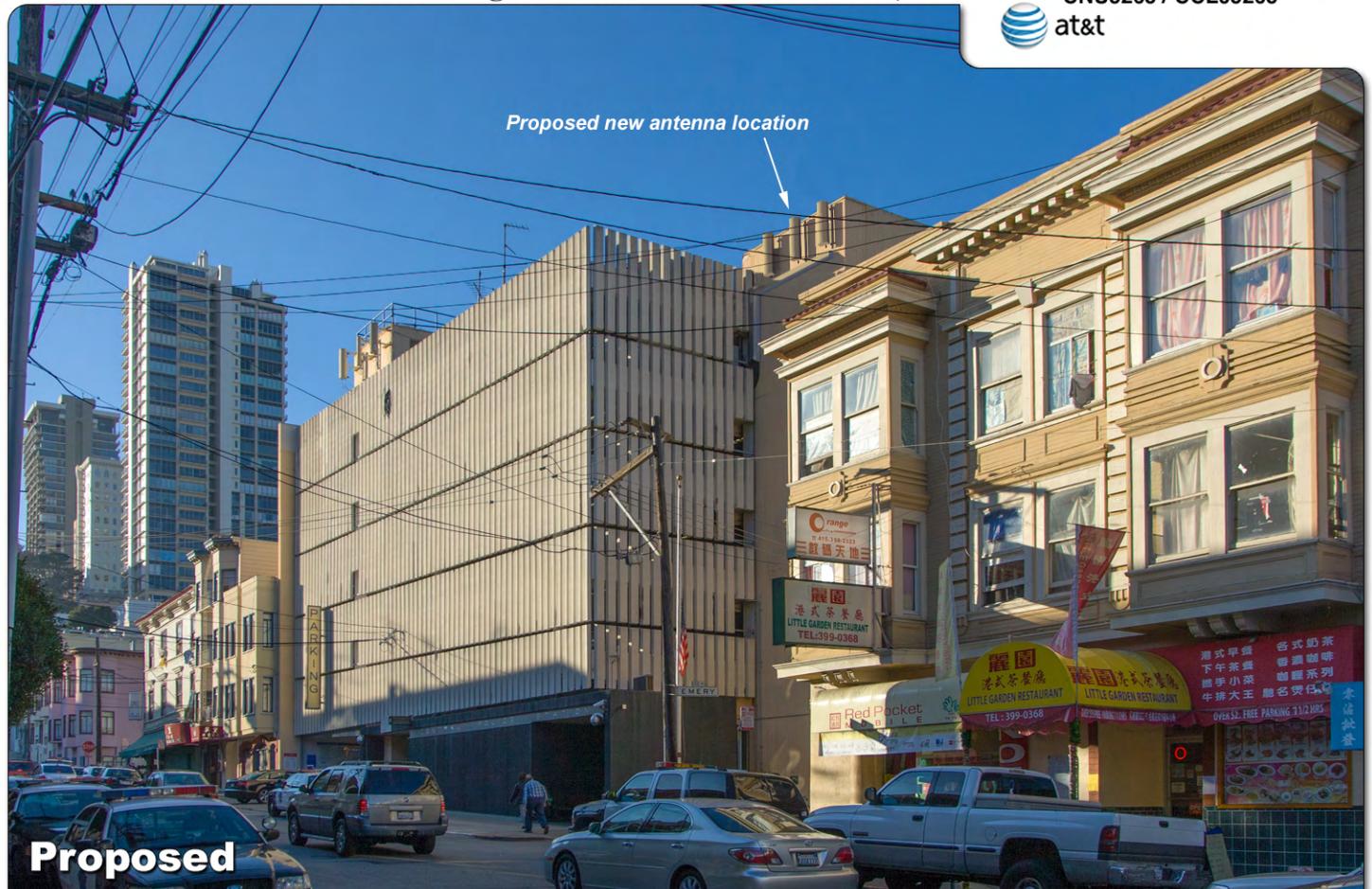
**Existing**

**North Beach**  
 766 Vallejo Street  
 San Francisco, CA 94133  
 CNU5265 / CCL05265

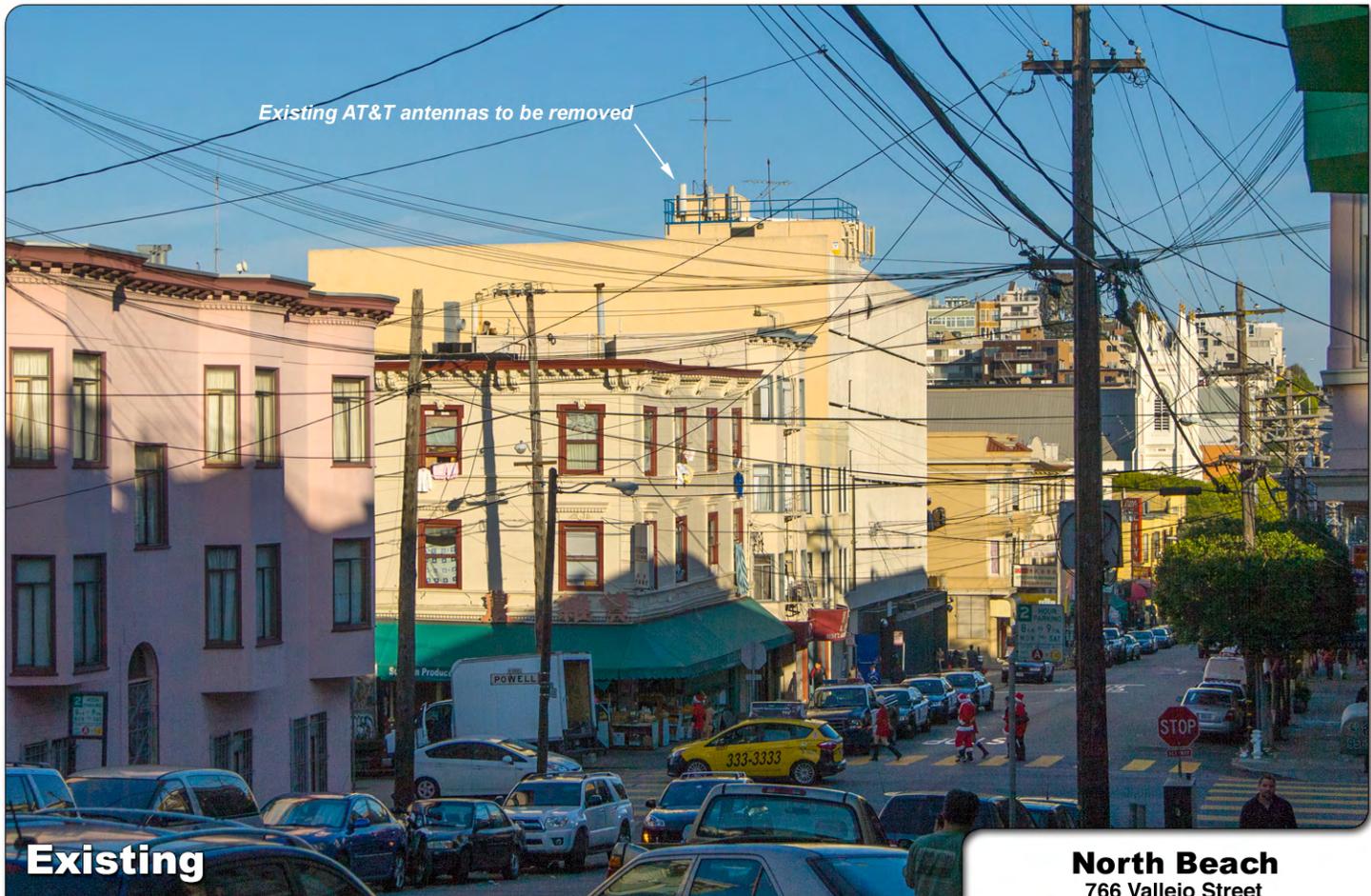


Photomontage of the view looking northwest from across Vallejo St.

Proposed new antenna location



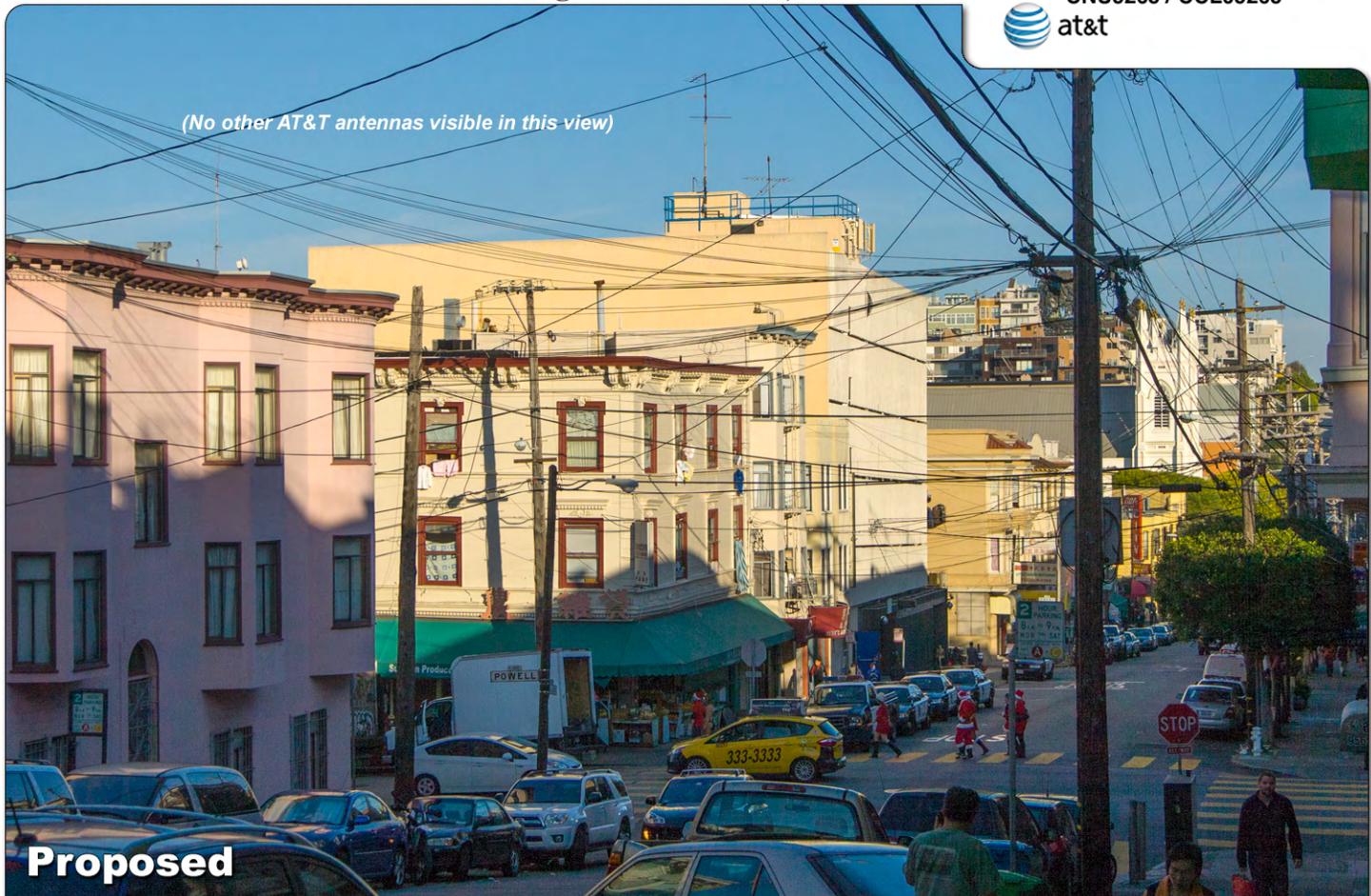
**Proposed**



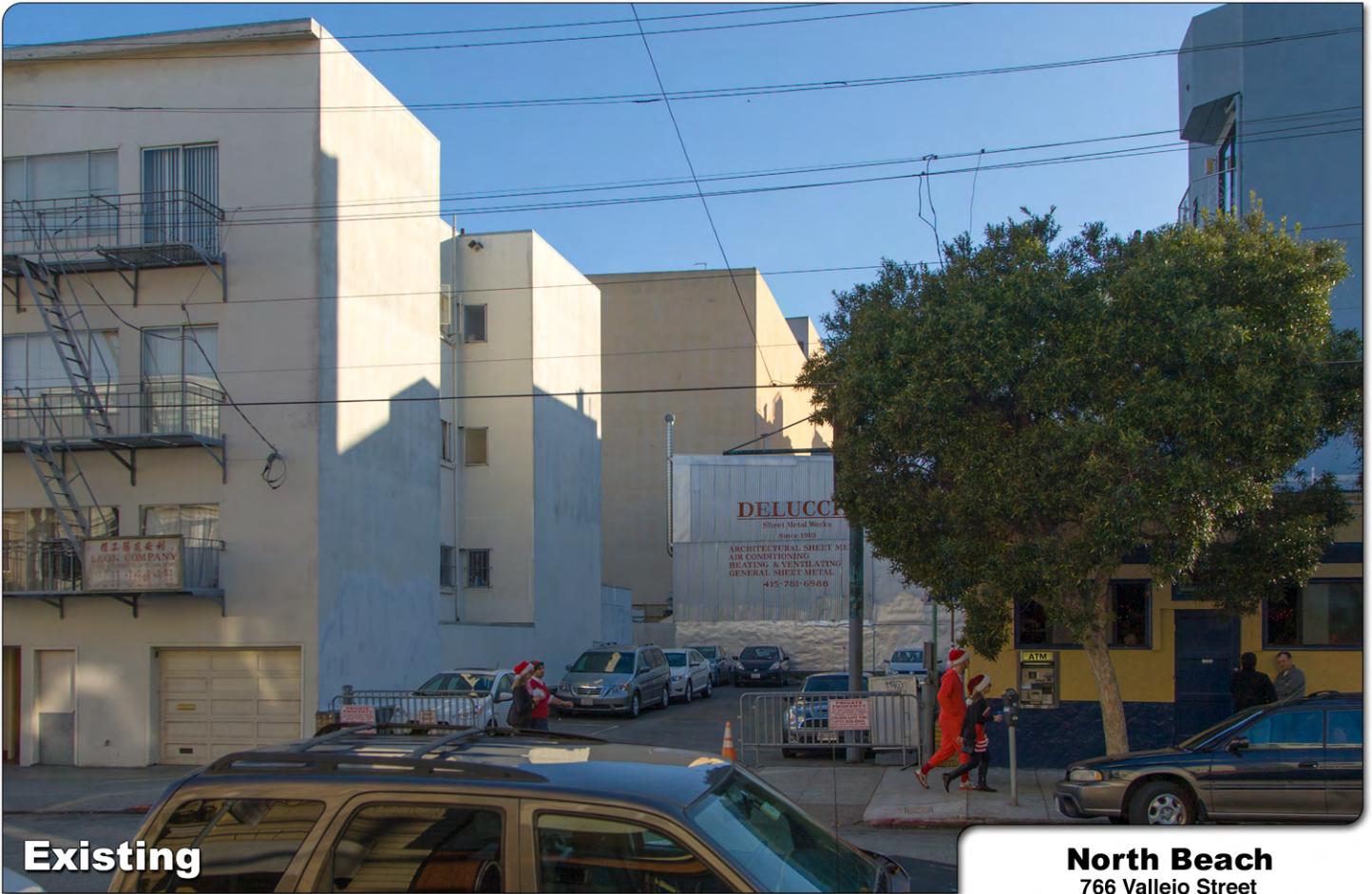
**Existing**

Photosimulation of the view looking east from Vallejo Street.

**North Beach**  
 766 Vallejo Street  
 San Francisco, CA 94133  
 CNU5265 / CCL05265



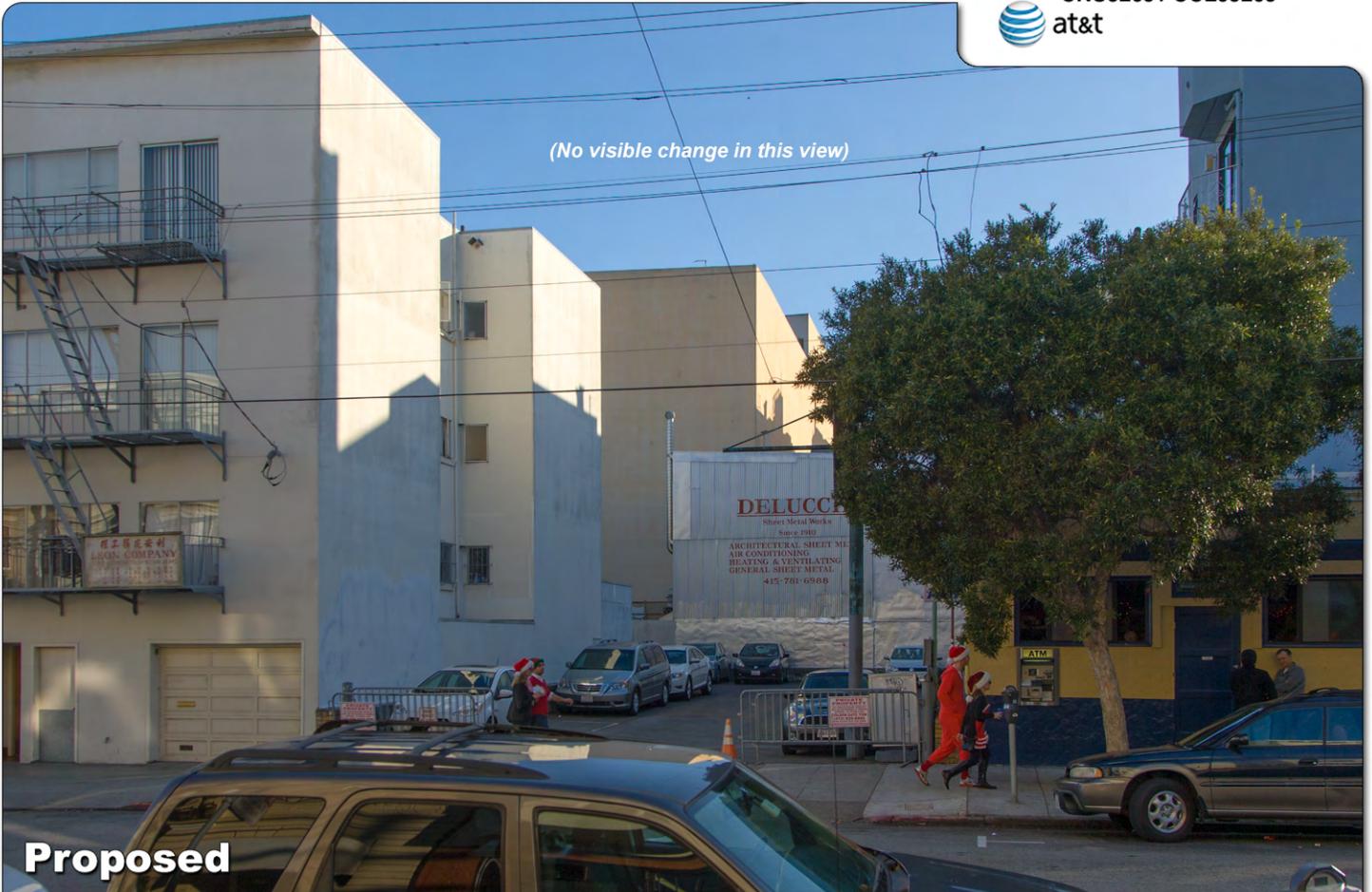
**Proposed**



**Existing**

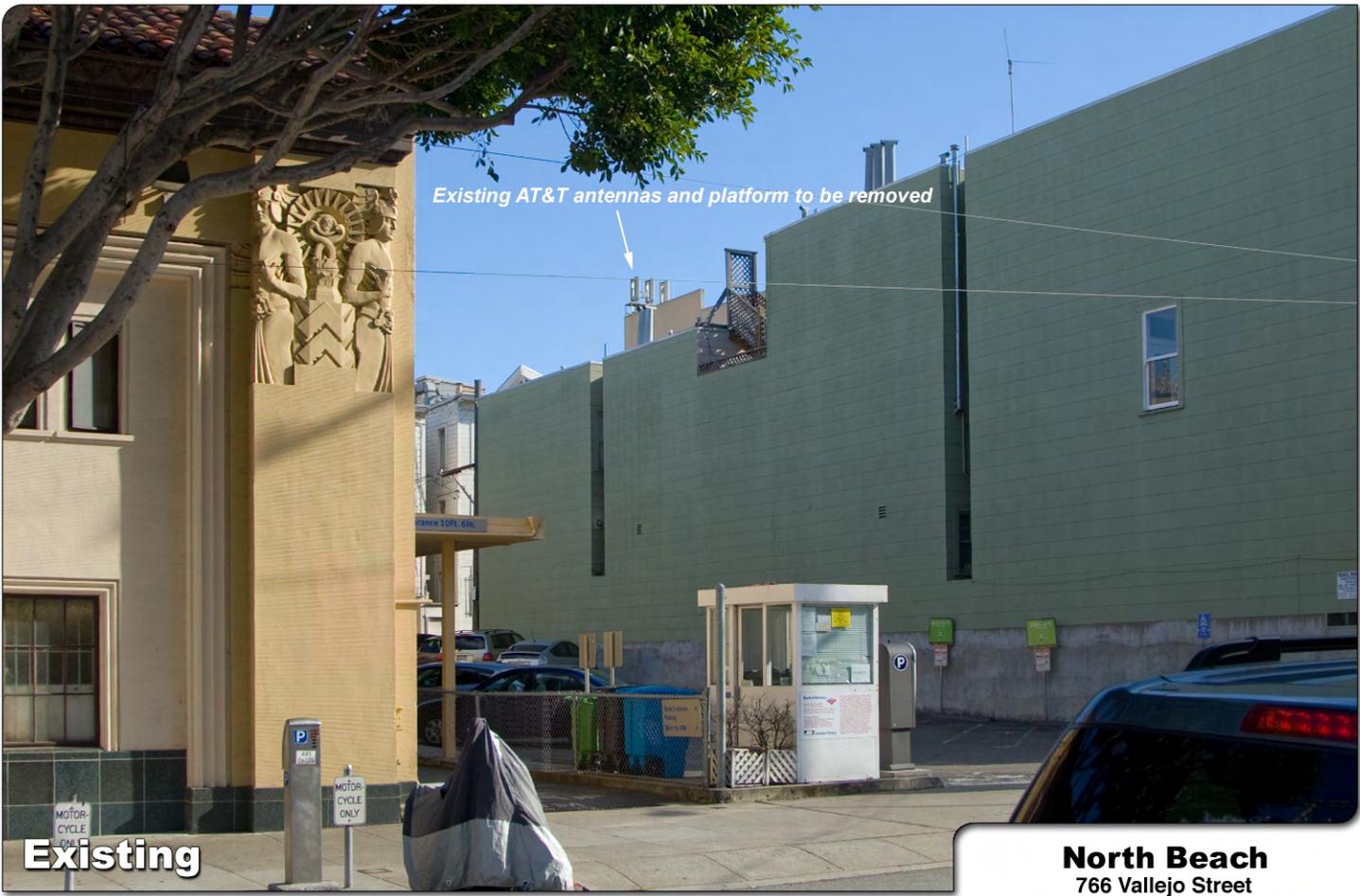
Photosimulation of the view looking south from Green Street.

**North Beach**  
 766 Vallejo Street  
 San Francisco, CA 94133  
 CNU5265 / CCL05265



*(No visible change in this view)*

**Proposed**



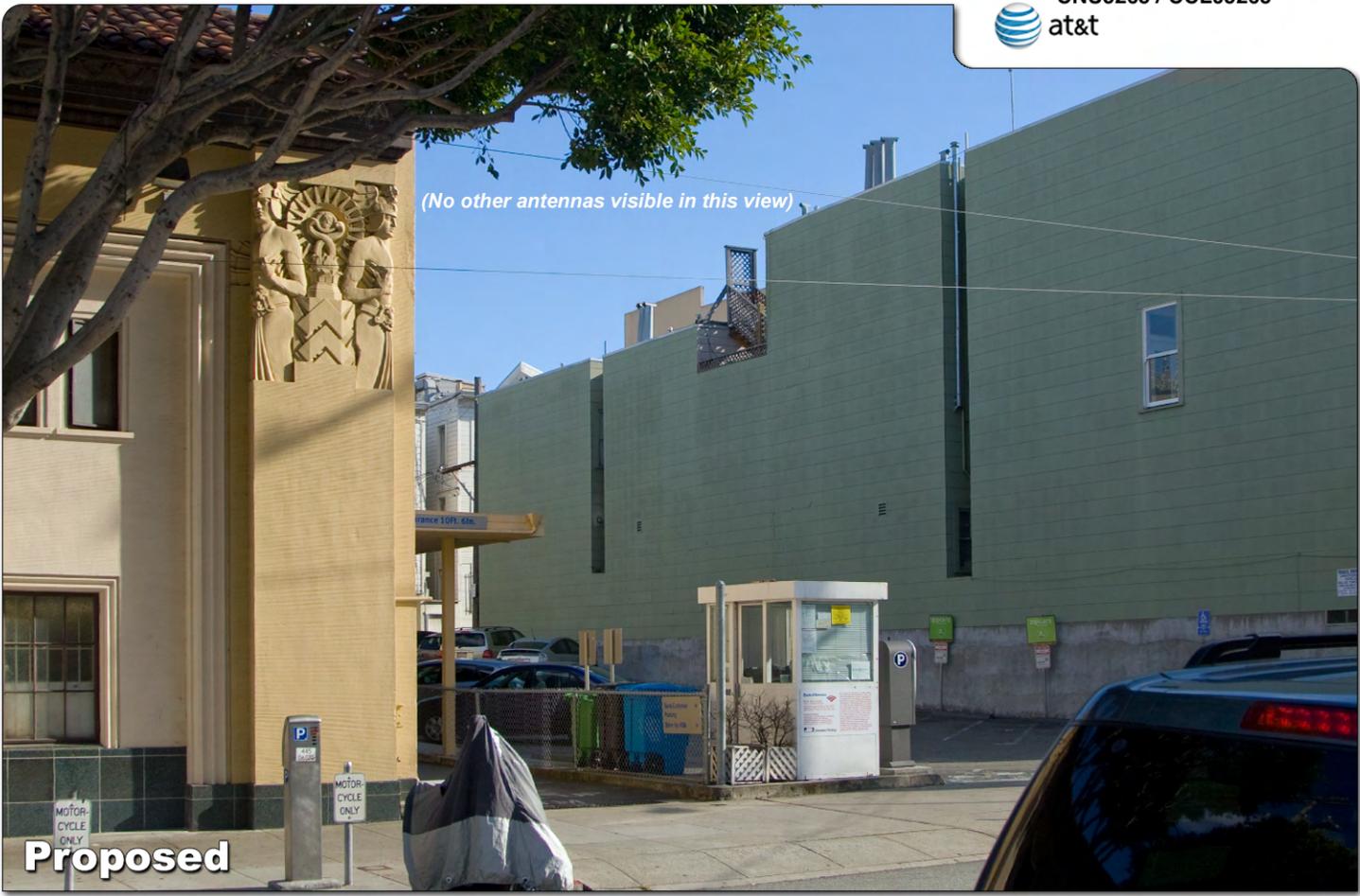
Existing AT&T antennas and platform to be removed

**Existing**

**North Beach**  
766 Vallejo Street  
San Francisco, CA 94133  
CNU5265 / CCL05265



Photosimulation of view looking south from Green St between the buildings.



(No other antennas visible in this view)

**Proposed**

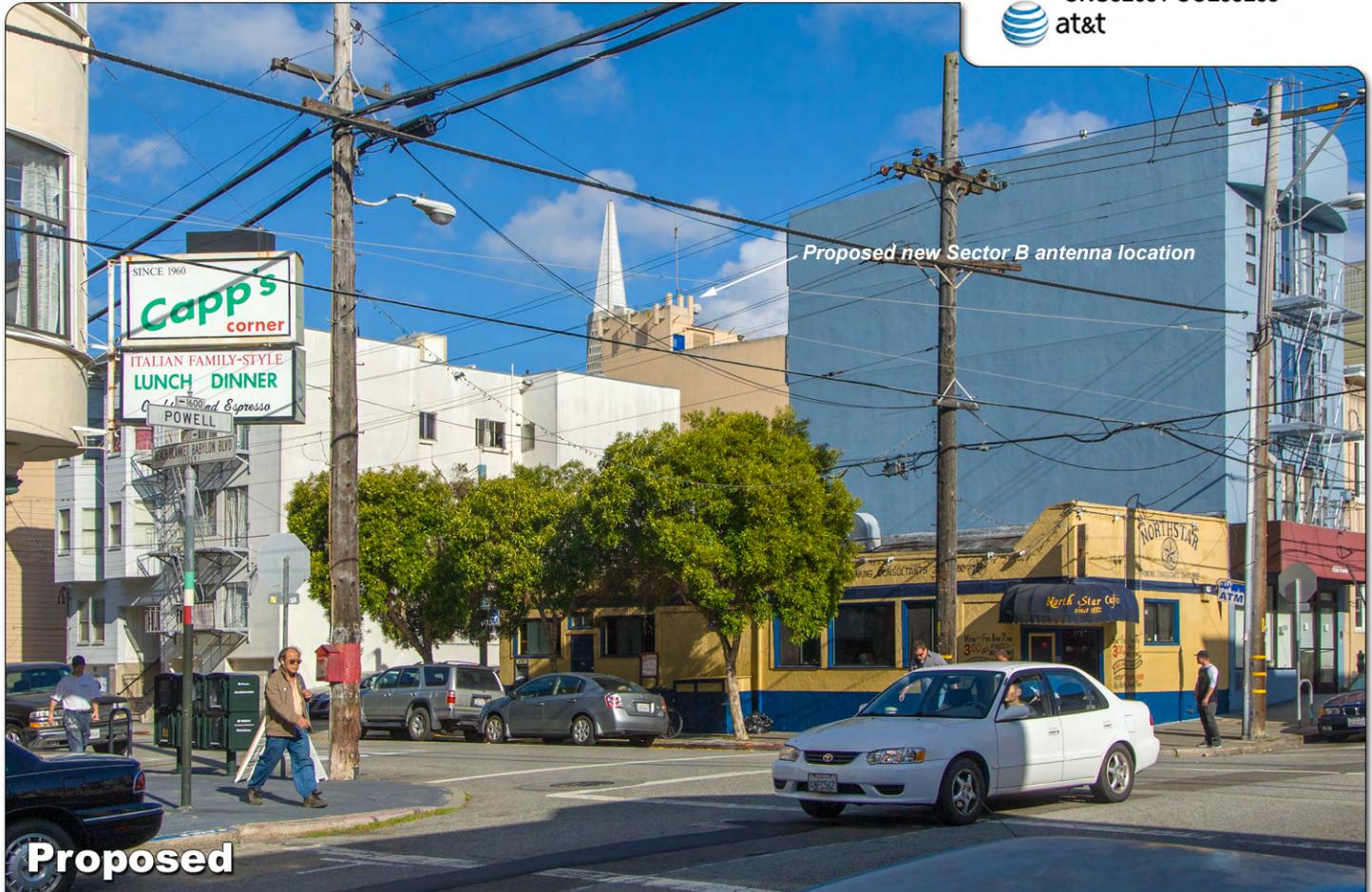


**Existing**

Photosimulation of the view looking southeast from Powell and Green.

**North Beach**

766 Vallejo Street  
San Francisco, CA 94133  
CNU5265 / CCL05265



*Proposed new Sector B antenna location*

**Proposed**

**AT&T Mobility • Base Station No. CNU5265  
766 Vallejo 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 proposed modifications to its existing base station (Site No. CNU5265) located at 766 Vallejo Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

**Background**

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

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
BRS (Broadband Radio)	2,600	5.00	1.00
WCS (Wireless Communication)	2,300	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. Reed Hammett, a qualified field technician employed by Hammett & Edison, Inc., during normal business hours on June 16, 2014, 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 April 7, 2014.

**Checklist**

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

AT&T had installed nine directional panel antennas above the top floor of the five-story parking structure located at 766 Vallejo Street. Also located on the building were similar antennas for use by Verizon Wireless. Existing RF levels for a person at ground near the site were less than 1% of the most restrictive public exposure limit. The measurement equipment used was a Wandel & Goltermann Type EMR-300 Radiation Meter with Type 18 Isotropic Electric Field Probe (Serial No. C-0010). The meter and probe were under current calibration by the manufacturer.



**AT&T Mobility • Base Station No. CNU5265  
766 Vallejo 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 remove its existing antennas and to install nine Andrew Model SBNHH-1D65A directional panel antennas in groups of three at different locations on the building. One group would be installed on the northeast face of the building, mounted with up to 14° downtilt at an effective height of about 50½ feet above ground and oriented toward 20°T. Another group would be installed on the southeast face of the building, mounted with up to 14° downtilt at an effective height of about 57 feet above ground and oriented toward 130°T. The remaining group would be installed on short poles above the penthouse above the northeast corner of the building, mounted with up to 10° downtilt at an effective height of about 63 feet above ground, 14 feet above the top floor, and oriented toward 260°T. Verizon had installed nine directional panel antennas in groups of three on sides of the of penthouse at the northeast corner of the building and on the south face of the building.

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 ratings for the Verizon transmitters are not known.

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

The maximum effective radiated power proposed by AT&T in any direction is 9,570 watts, representing simultaneous operation at 2,740 watts for WCS, 5,030 watts for PCS, 1,130 watts for cellular, and 670 watts for 700 MHz service. The number of watts for the Verizon operation is not known, though its contribution to ambient RF levels at the site 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 antennas to be installed as described in Item 4 above. There were noted no buildings of similar height nearby.



**AT&T Mobility • Base Station No. CNU5265  
766 Vallejo Street • San Francisco, California**

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 0.031 mW/cm<sup>2</sup>, which is 5.4% of the applicable public exposure limit. Ambient RF levels at ground level near the site are therefore estimated to be below 6.4% of the limit. The maximum calculated level for the AT&T operation by itself at any nearby building is 18% of the public limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 64 feet out from the antenna faces and to much lesser distances above, below, and to the sides; this includes an area on the roof of the penthouse in front of the antennas but does not reach any publicly accessible areas.

9. Describe proposed signage at site.

Due to their mounting locations, the AT&T antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training be provided to all authorized personnel who have access to the antennas, including employees and contractors of the wireless carriers as well as painters and building maintenance staff. No access within 23 feet directly in front of the antennas themselves, such as might occur during maintenance work on the building, 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 a “Prohibited Access Area” with red paint stripes on the roof of the penthouse in front of the antennas, as shown in Figure 1, and posting explanatory signs 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; the applicable keep-back distance for that carrier has not been determined as part of this study.

10. Statement of authorship.

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-20309, which expires on March 31, 2015. This work has been carried out under her direction, and all statements are true and correct of her own knowledge except, where noted, when data has been supplied by others, which data she believes to be correct.

**AT&T Mobility • Base Station No. CNU5265  
766 Vallejo Street • San Francisco, California**

**Conclusion**

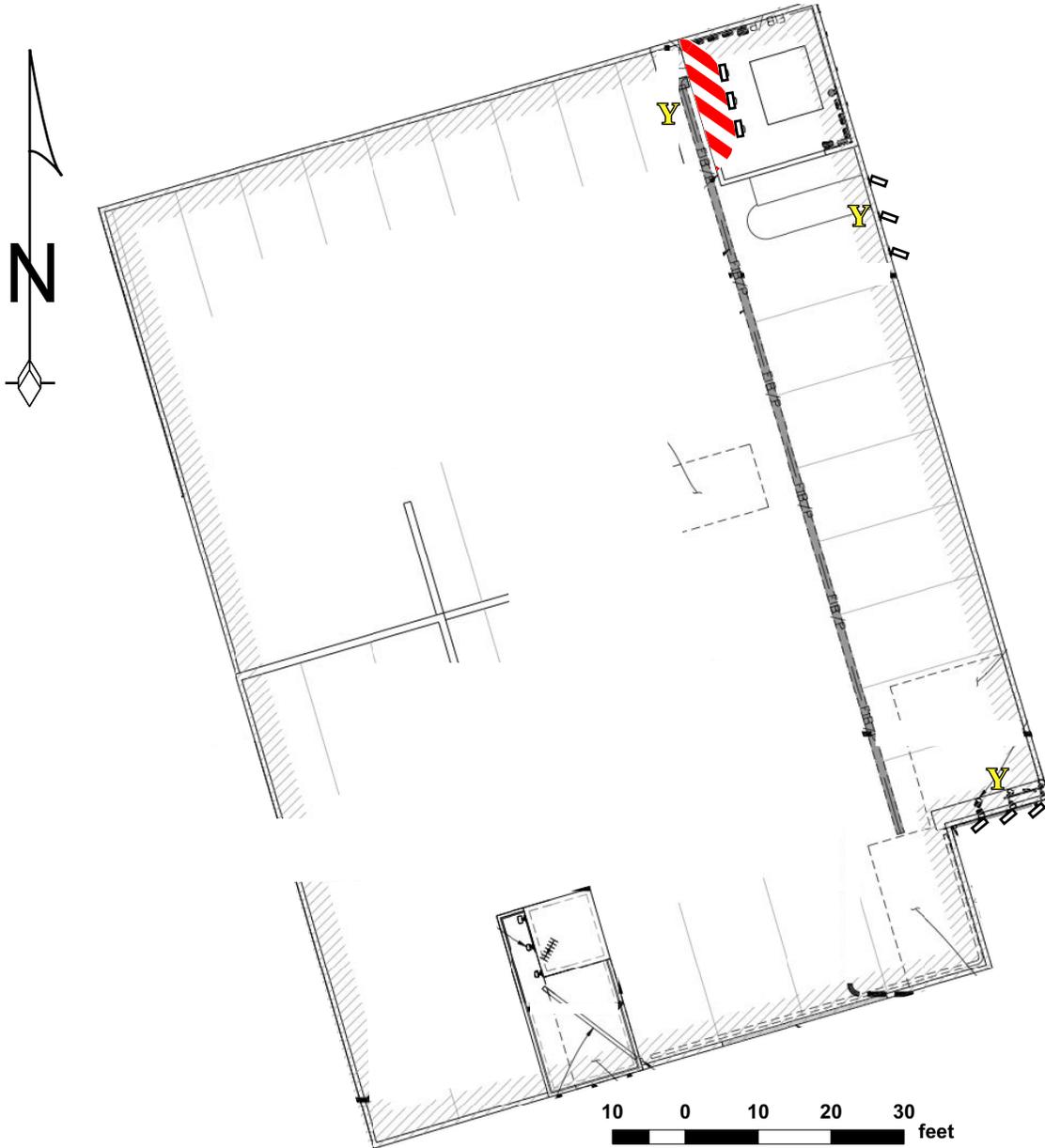
Based on the information and analysis above, it is the undersigned's professional opinion that the proposed operation of the AT&T Mobility base station located at 766 Vallejo Street in San Francisco, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Training authorized personnel, marking a roof area, and posting explanatory signs are recommended to establish compliance with occupational exposure limits.



*Andrea L. Bright*  
\_\_\_\_\_  
Andrea L. Bright, P.E.  
707/996-5200

August 14, 2014

Suggested Minimum Location  
 for Striping to Identify a “Prohibited Access Area” (red)



Calculations performed according to OET Bulletin No. 65, August 1997.  
 Colors shown represent threshold of applicable FCC limits.

Signage Legend:

**B**

**Y**

[blank] < public    ■ > public    ■ > occupational

Calculated exposure levels shown are based on contribution of AT&T antennas only.

Notes:  
 Base drawing from Streamline Engineering and Design, Inc., dated April 7, 2014.  
 A “Prohibited Access Area” should be marked with red paint stripes and explanatory signs should be posted outside the areas, readily visible to authorized workers needing access. See text.



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 CFR47 1.1310 **Approval of the subsequent Project Implementation Report is based on project sponsor completing recommendations by project consultant and DPH.**

*Comments:*

There are 9 antennas operated by AT&T Wireless installed on the roof top of the parking structure at 766 Vallejo Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. Verizon also operates antennas (8) at this site. AT&T Wireless proposes to remove the existing antennas and install 9 new antenna. The antennas will be mounted at a height of 50 to 63 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.031 mW/sq cm., which is 5.4% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 64 feet and includes portions of the penthouse 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. Worker should not have access to within 23 feet of the front of the antennas while they are in operation. Prohibited access areas should be marked with red striping on the rooftop.

— **Not Approved**, additional information required.

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

1 Hours spent reviewing

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

Signed:



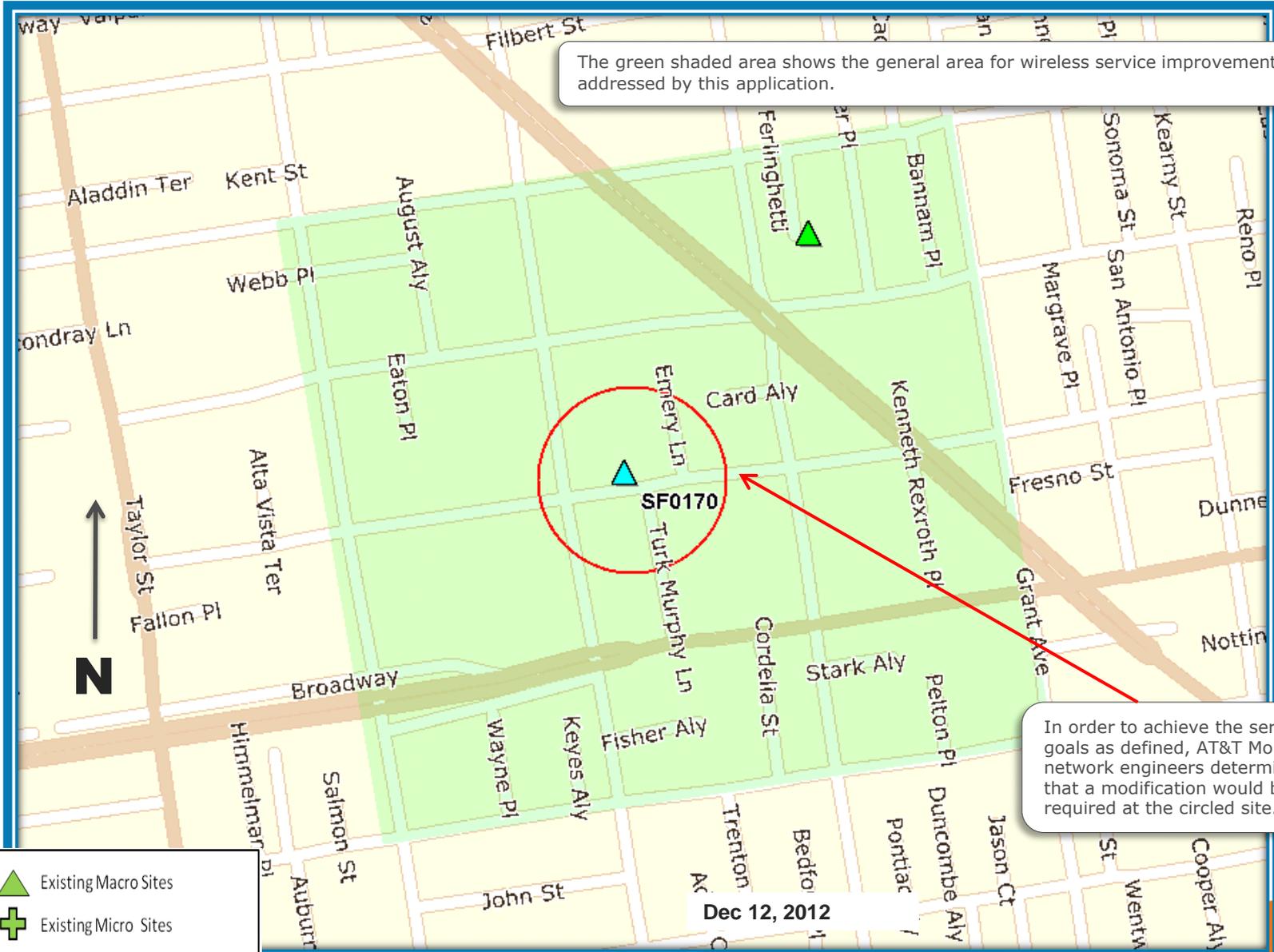
Dated: 8/19/2014

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

# Service Improvement Objective (SF0170)

## 766 Vallejo St

The green shaded area shows the general area for wireless service improvements addressed by this application.



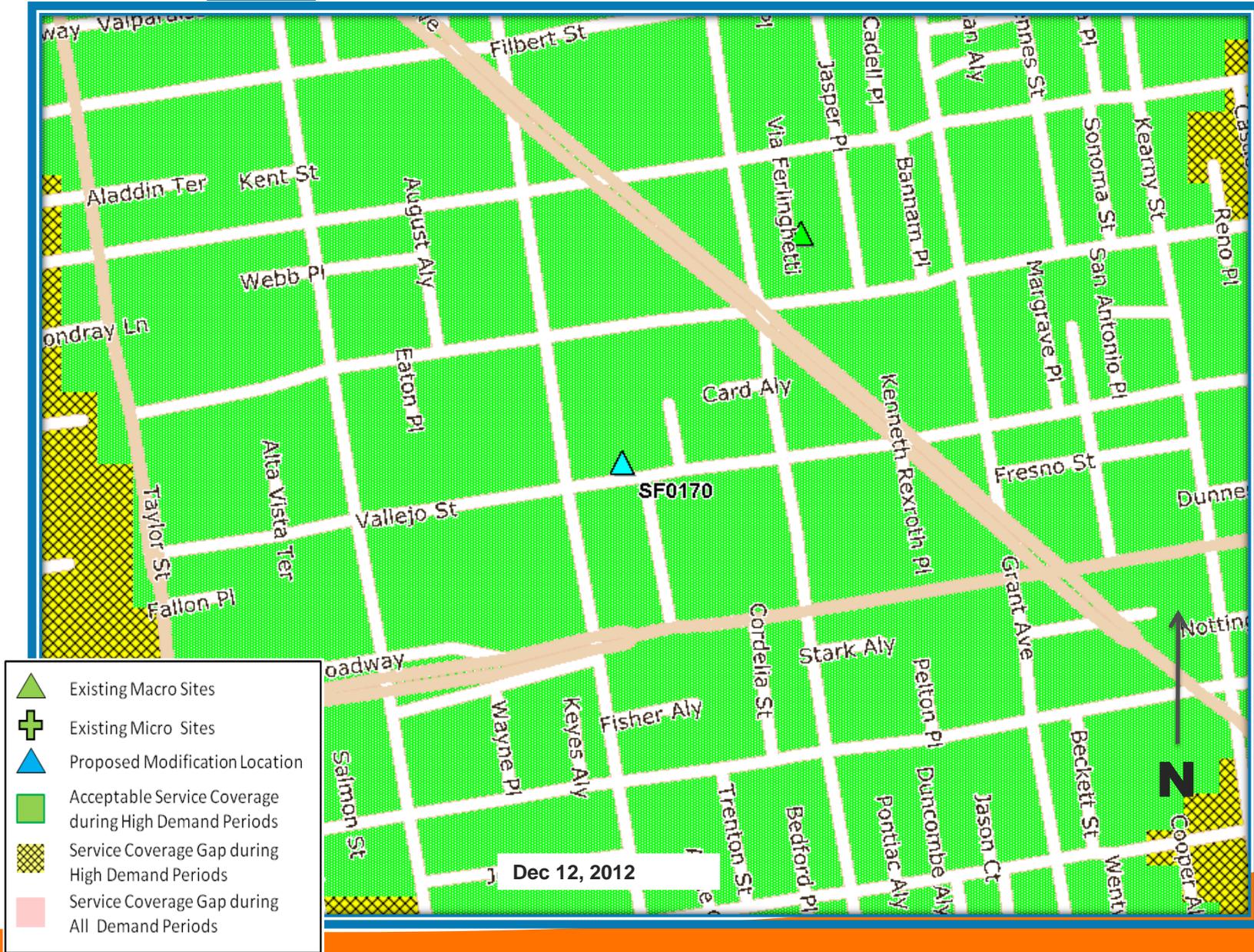
In order to achieve the service goals as defined, AT&T Mobility network engineers determined that a modification would be required at the circled site.

- Existing Macro Sites
- Existing Micro Sites
- Proposed Modification Location

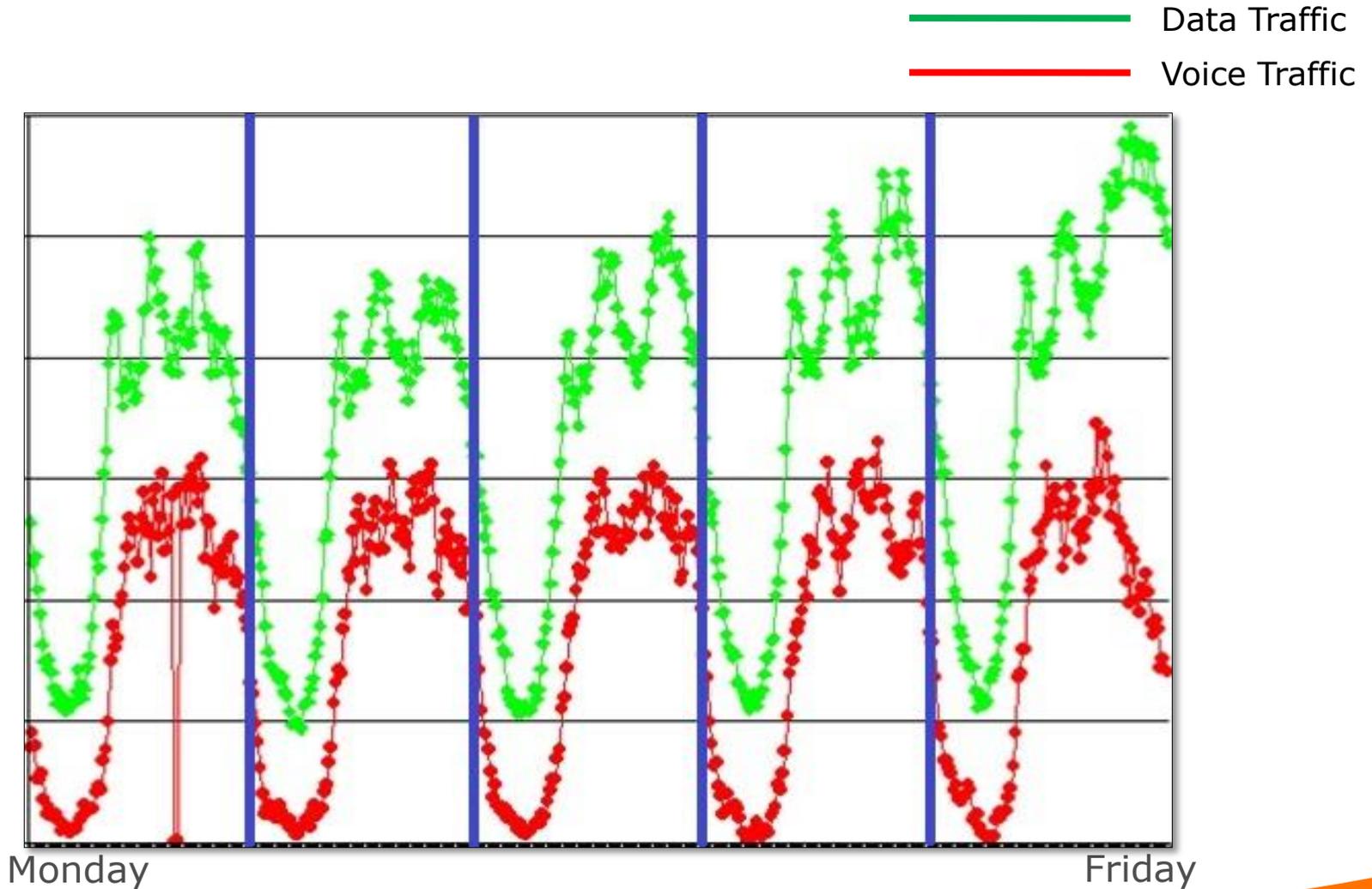
Dec 12, 2012

# Proposed Antenna Modification at 766 Vallejo St (SF0170)

Service Area **BEFORE** Modification is constructed

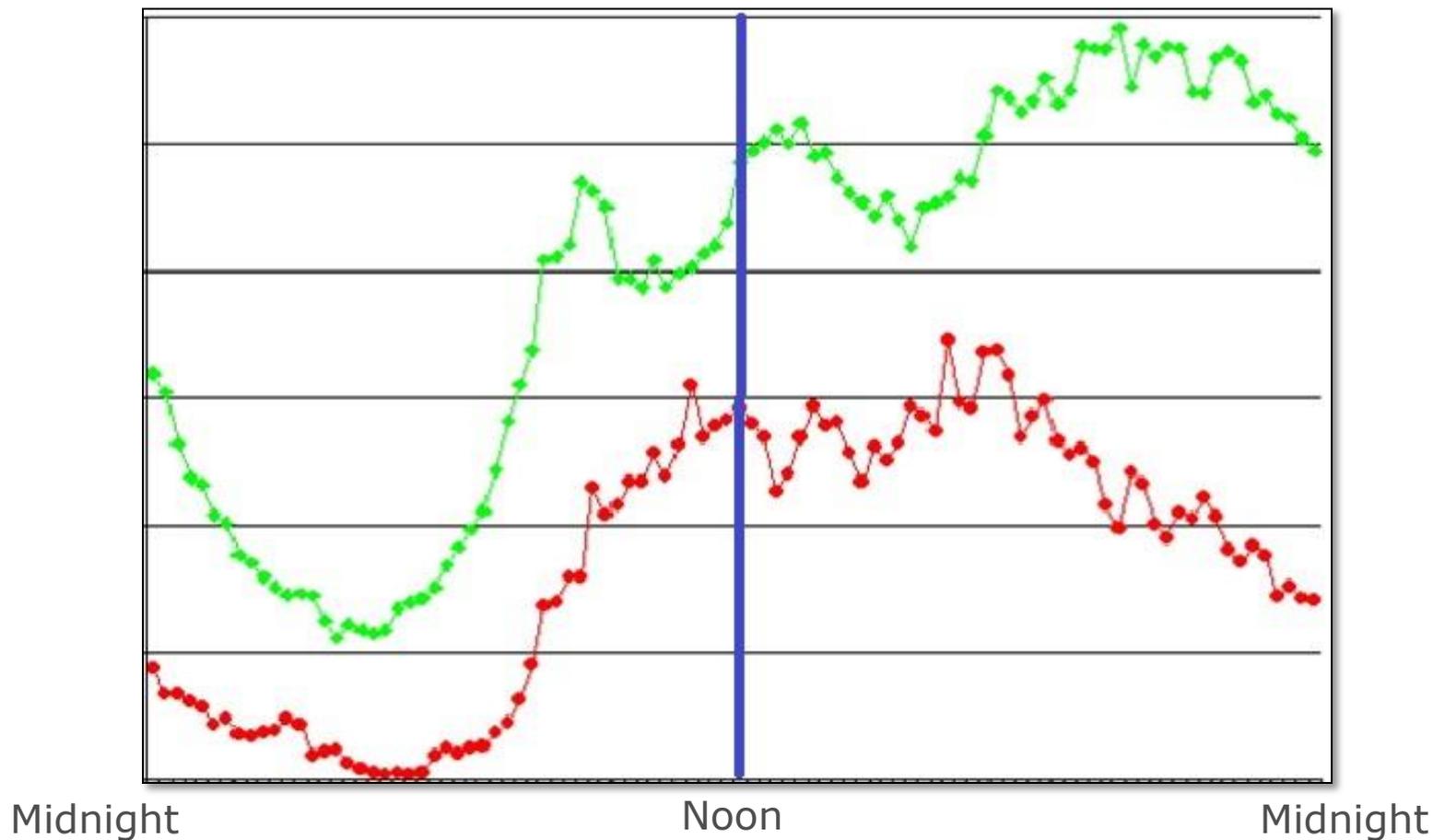


# Exhibit 3 - Current 5-Day Traffic Profile for the Location of SF0170



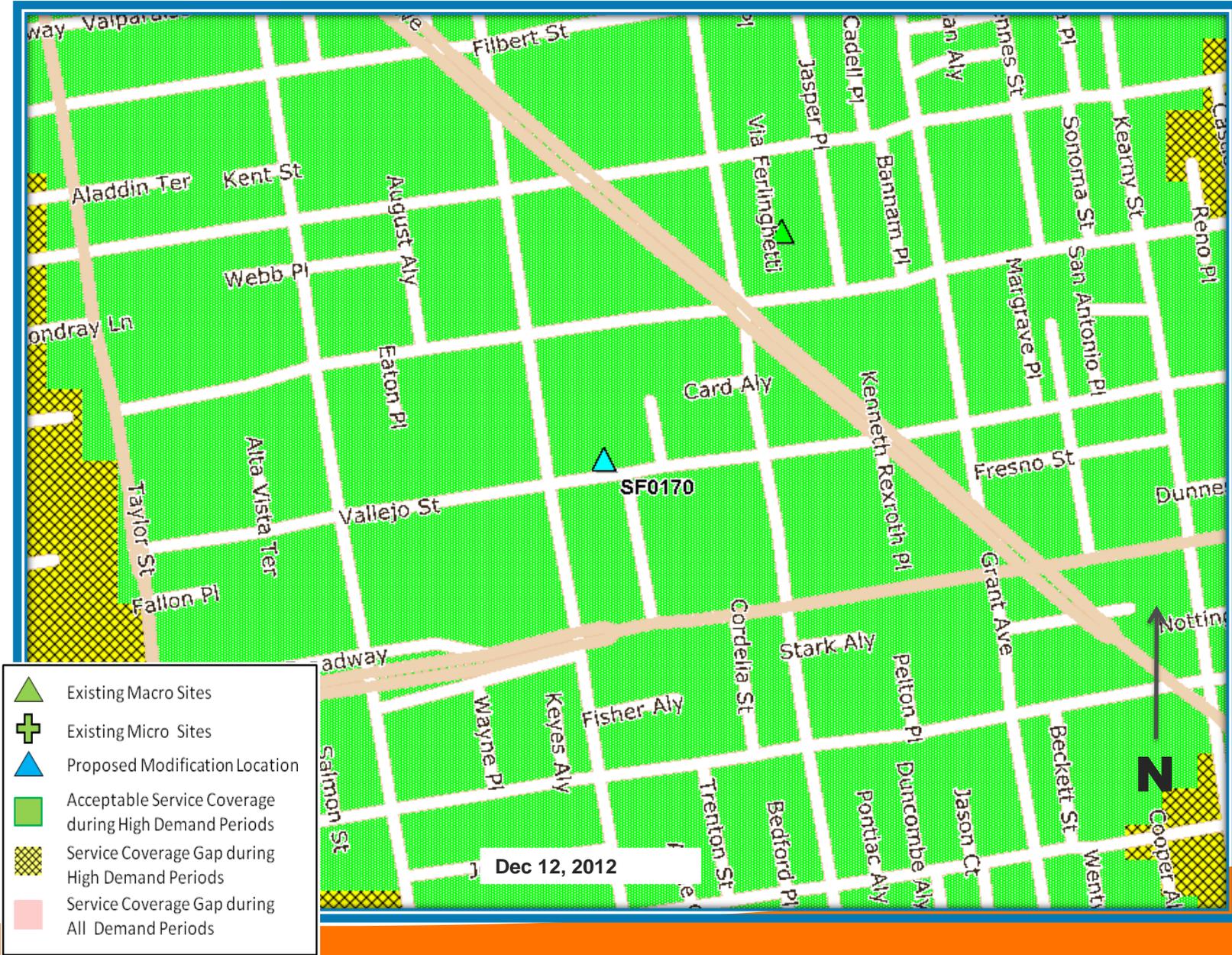
# Exhibit 3 - Current 24-Hour Traffic Profile for the Location of SF0170

— Data Traffic  
— Voice Traffic



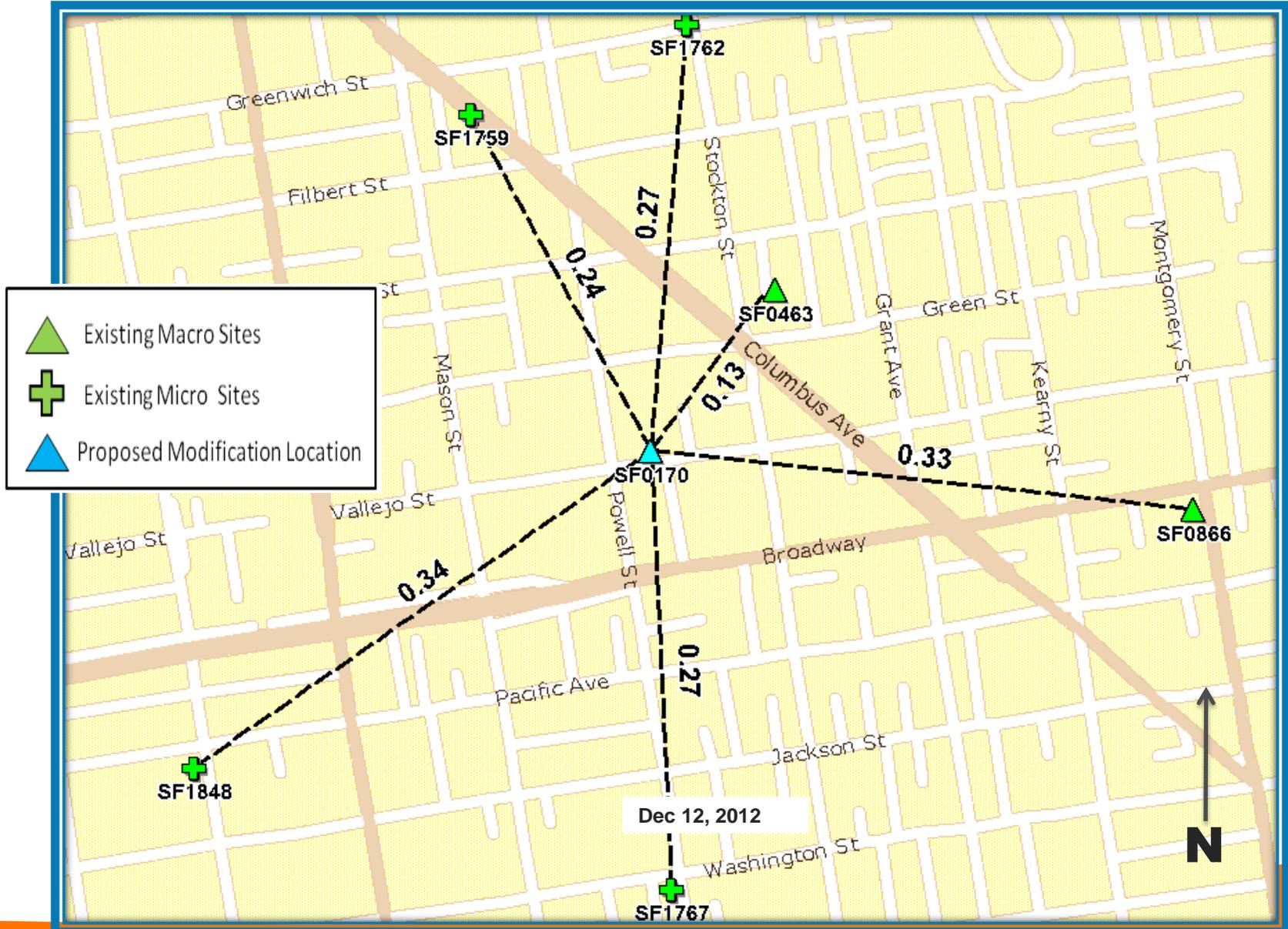
# Proposed Antenna Modification at 766 Vallejo St (SF0170)

Service Area **AFTER** Modification is constructed



# Existing Surrounding Sites at 766 Vallejo St

SF0170





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

February 28, 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 766 Vallejo

Dear Michelle,

On February 27, 2013, a meeting was hosted by me, Julian Chang with AT&T External Affairs, Bill Hammett with Hammett and Edison, and Luis Cuadra with Berg Davis Public Affairs for CCU5265 (766 Vallejo Street). No members of the community attended the meeting, held at the Chinatown Branch Library.

After waiting for half an hour and still no members of the community arriving, the meeting was concluded.

Copies of the signed community meeting affidavit and meeting notice are attached. There is not sign-in sheet to submit as no one from the public attended the meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Lentz".

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 Chinatown Branch Library, 1135 Powell Street  
(Meeting Location)

on February 27, 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 28, 2013 IN SAN FRANCISCO

\_\_\_\_\_  
Signature

Eric W. Lentz

\_\_\_\_\_  
Name (type or print)

Agent for AT&T Mobility

\_\_\_\_\_  
Relationship to Project, e.g. Agent  
(if Agent, give business name and profession)

766 Vallejo Street

\_\_\_\_\_  
Project Address

## NOTICE OF COMMUNITY OUTREACH MEETING ON A PROPOSED MODIFICATION TO AN EXISTING WIRELESS COMMUNICATION FACILITY IN YOUR NEIGHBORHOOD

To: Neighborhood Groups and Neighbors & Owners within 500' radius of 766 Vallejo Street

### Meeting Information

Date: Wednesday February 27, 2013  
Time: 6:00 p.m.  
Where: Chinatown Branch Library  
1135 Powell Street  
San Francisco, CA 94108

### Site Information

Address: 766 Vallejo Street  
Block/Lot: 0130/043  
Zoning: NCD

### Applicant

AT&T Mobility

### Contact Information

AT&T Mobility Hotline  
(415) 646-0972

AT&T Mobility is proposing to modify an existing wireless communication facility at 766 Vallejo Street needed by AT&T Mobility as part of its San Francisco wireless network. The existing AT&T Mobility site is an unmanned facility consisting of nine (9) panel antennas on the top floor of an existing parking garage. AT&T proposes to modify the existing site by relocating six (6) of the antennas. 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 Chinatown Branch Library at 1135 Powell Street on Wednesday, February 27, 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 DE MODIFICACIÓN A UNA INSTALACIÓN EXISTENTE DE COMUNICACIONES INALÁMBRICAS EN SU VECINDARIO

A: Grupos del vecindario y a vecinos y propietarios dentro de un radio de 500 pies del 766 Vallejo Street

### Información sobre la reunión

Fecha: Miércoles 27 de febrero de 2013  
Hora: 6:00 p.m.  
Dónde: Chinatown Branch Library  
1135 Powell Street  
San Francisco, CA 94108

### Información sobre el sitio

Dirección: 766 Vallejo Street  
Manzana/Lote: 0130/043  
Zonificación: NCD

### Solicitante

AT&T Mobility

### Información de contacto

AT&T Mobility Hotline  
(415) 646-0972

AT&T Mobility ha propuesto modificar una instalación existente de comunicaciones inalámbricas en el 766 Vallejo Street que AT&T Mobility necesita como parte de su red inalámbrica para San Francisco. El sitio actual de AT&T Mobility es una instalación que funciona automáticamente, o sea, sin necesidad de la presencia de personal, y que se compone de nueve (9) antenas de panel en el piso superior de un garaje de estacionamiento existente. AT&T propone modificar el sitio existente reubicando seis (6) de las antenas. 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 Sucursal de la Biblioteca en Chinatown (Chinatown Branch Library), situada en el at 1135 Powell Street, el miércoles 27 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.**

## 有關社區內一項改裝現有無線電通訊設施建議的社區會議通知

致：Vallejo 街 766 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 27 日 (星期三)  
時間：下午 6:00  
地點：三藩市公共圖書館華埠分館  
(Chinatown Branch Library)  
1135 Powell Street  
San Francisco, CA 94108

### 設施地點資料

地址：766 Vallejo Street  
街段/地段：0130/043  
劃區：NCD

### 申請公司

AT&T Mobility

### 聯絡人資料

AT&T Mobility Hotline  
(415) 646-0972

AT&T Mobility 建議改裝現位於 Vallejo 街 766 號的無線電通訊設施，作為其三藩市無線電網絡的一部份。該現有 AT&T Mobility 設施地點無需人手操作，包括在現有停車場頂樓的九 (9) 條天線。AT&T 建議改裝現有設施地點，搬移其中六 (6) 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 27 日星期三下午 6:00 在 Powell 街 1135 號三藩市公共圖書館華埠分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.  
 STANLEY SALEK, P.E.  
 ROBERT P. SMITH, JR.  
 RAJAT MATHUR, P.E.  
 ANDREA L. BRIGHT, P.E.  
 KENT A. SWISHER  
 NEIL J. OLIJ  
 SAMMIT S. NENE  
 BRIAN F. PALMER

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

DANE E. ERICKSEN, P.E.  
 CONSULTANT

**BY E-MAIL TV8342@ATT.COM**

June 20, 2014

Theadora K. Vriheas, Esq.  
 AT&T Mobility  
 430 Bush Street  
 San Francisco, California 94108-3735

Dear Theadora:

As requested, we have conducted the review required by the City of San Francisco of the coverage maps that AT&T Mobility will submit as part of its application package for the proposed modifications to its existing base station located at 766 Vallejo Street (Site No. CNU5265). 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 indoor coverage.

AT&T presently has installed nine directional panel antennas above the top floor of the five-story parking structure located at 766 Vallejo Street. AT&T proposes to replace its existing antennas with nine Andrew Model SBNH-1D65A antennas and to install equipment at this site to support additional 3G capacity. Three antennas presently located at the southeast corner of the building would be relocated to the northeast face of the building, mounted at an effective height of about 50½ feet above ground and oriented toward 20°T. The three antennas on the face of the penthouse would be relocated above the roof of the same penthouse, mounted at an effective height of about 63 feet above ground, 14 feet above the top floor, and oriented toward 260°T. The rest of the antennas would be relocated to the southeast face of the roof, mounted at an effective height of about 57 feet above ground and oriented toward 140°T. The maximum effective radiated power proposed by AT&T in any direction is 9,040 watts, representing simultaneous operation at 6,850 watts for PCS, 1,480 watts for cellular, and 710 watts for 700 MHz service.

AT&T provided for review a pair of coverage maps, dated December 12, 2012, attached for reference. The maps show AT&T's cellular UMTS (850 MHz) indoor coverage in the area before and after the modifications are constructed. Both the before and after maps show three levels of coverage, which AT&T colors and defines as follows:

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

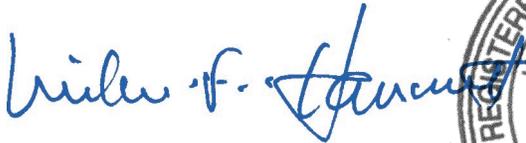
Theadora K. Vriheas, Esq., page 2  
June 20, 2014

We obtained information from AT&T on the software and the service thresholds that were used to generate its coverage maps. This carrier uses commercially available software to develop its coverage maps. The outdoor service thresholds that AT&T uses to estimate indoor service are in line with industry standards, similar to the thresholds used by other wireless service providers.

We note that the before map does not show a gap in coverage that the proposed relocation is intended to improve, and so measurements of the actual coverage in the area would not be relevant to this proposal. The service areas shown in the maps are similar, as would be expected for a site that is merely being relocated but not upgraded.

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.

bc

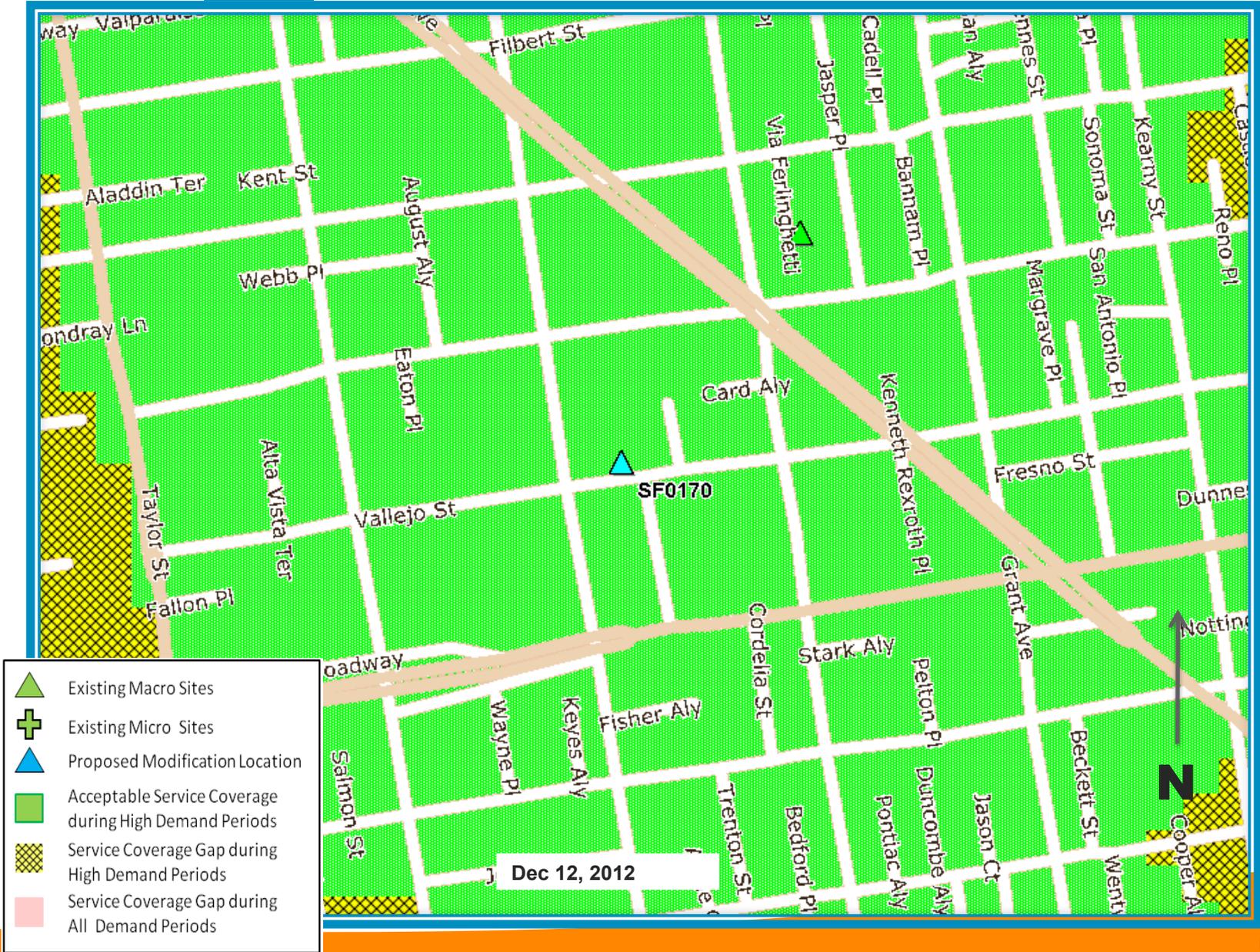
Enclosures



cc: Mr. Michael J. Caniglia (w/encls) - BY E-MAIL MC0763@ATT.COM  
Mr. Eric Lentz (w/encls) - BY E-MAIL ERICLENTZ@PERMITME.NET

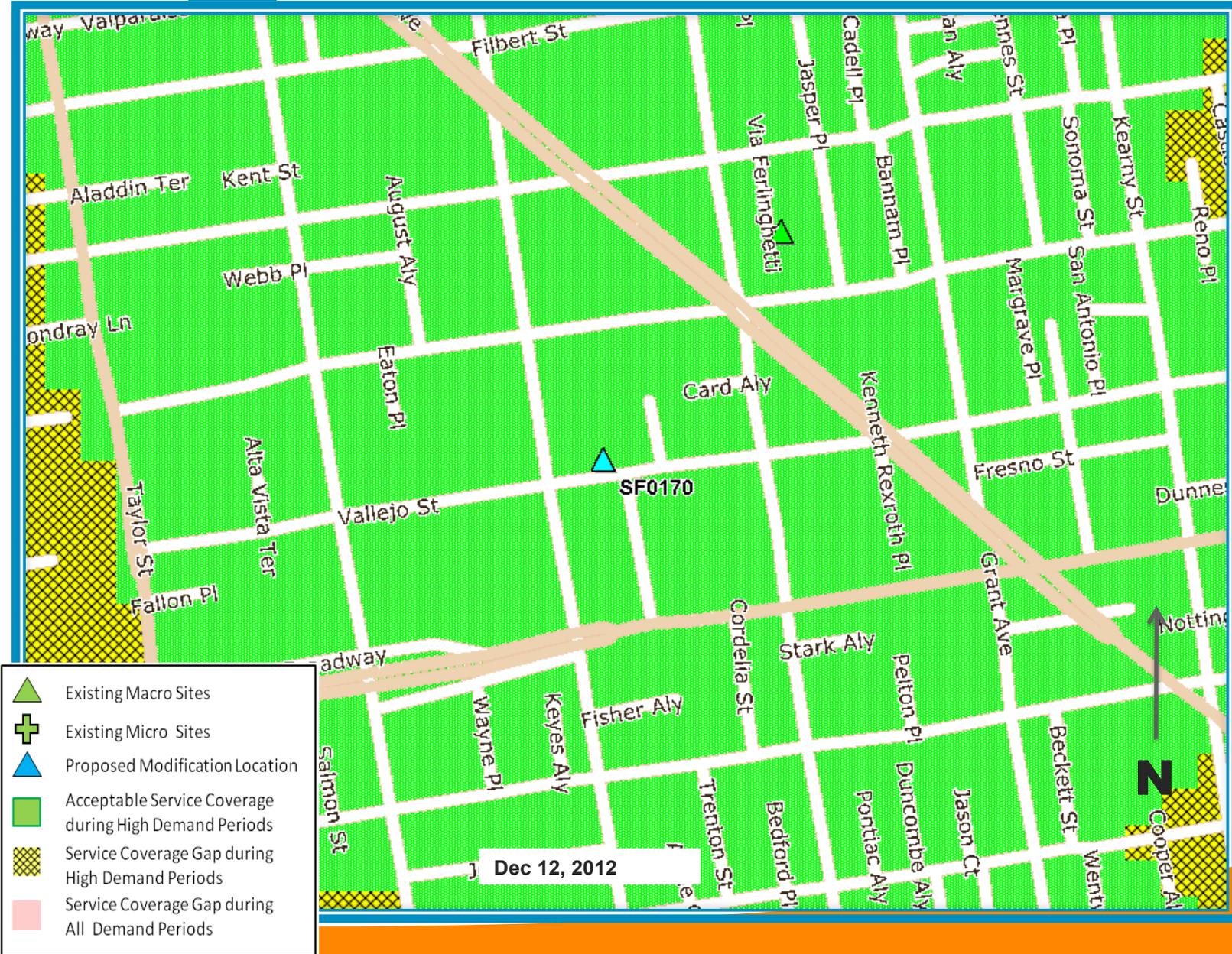
# Proposed Antenna Modification at 766 Vallejo St (SF0170)

Service Area BEFORE Modification is constructed



# Proposed Antenna Modification at 766 Vallejo St (SF0170)

Service Area AFTER Modification is constructed





# at&t

## NORTH BEACH CNU5265 / CCL05265

LTE#: CCL05265  
UMTS#: CNU5265  
GSM#: SF0170  
FA LOCATION#: 10100749  
USID#: 47166  
RFDS VER#: 10.04.00\_11-12-2013

**NORTH  
BEACH**

CNU5265 / CCL05265  
766 VALLEJO ST  
SAN FRANCISCO, CA 94133

### ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	12/02/13	ZD 90%	J.K.
	12/06/13	ZD 100%	J.S.
	04/07/14	CLIENT REV	J.S.
	07/02/14	CLIENT REV	A.V.
	09/02/14	CLIENT REV	M.D.
	-	-	-

DRAWN BY: J. KIBLER  
CHECKED BY: J. GRAY  
APPROVED BY: -  
DATE: 09/02/14

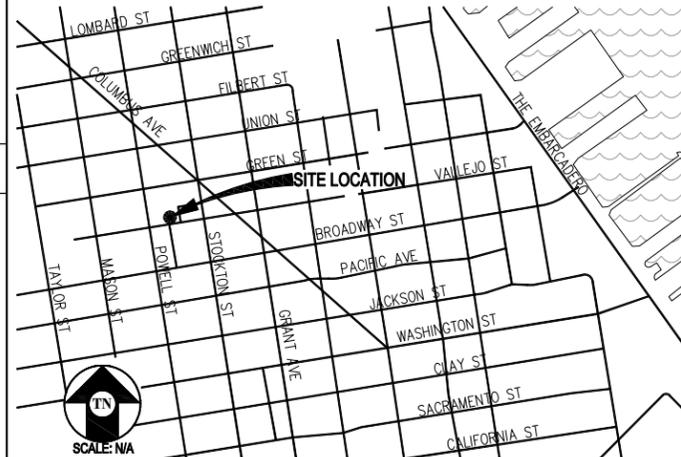
### PROJECT DESCRIPTION

A MODIFICATION TO AN (E) UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF REMOVING (1) (E) RBS 2106 CABINET & REPLACING IT W/ (2) (P) PURCELL CABINETS STACKED. REMOVING (9) (E) AT&T ANTENNAS & REPLACING THEM W/ (9) (P) AT&T ANTENNAS IN (P) LOCATIONS. ALSO ADDING (15) (P) RRUS-11 UNITS & (3) (P) A2 MODULES.

### PROJECT INFORMATION

SITE NAME:	NORTH BEACH	SITE #:	CNU5265 / CCL05265
COUNTY:	SAN FRANCISCO	JURISDICTION:	CITY OF SAN FRANCISCO
APN:	0130-043	POWER:	PG&E
SITE ADDRESS:	766 VALLEJO ST SAN FRANCISCO, CA 94133	TELEPHONE:	AT&T
CURRENT ZONING:	NO BEACH (NORTH BEACH NEIGHBORHOOD COMMERCIAL)		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
PROPERTY OWNER:	SFMTA ATTN: ROB NOILES ONE SOUTH VAN NESS AVE, 3RD FLR SAN FRANCISCO, CA 94103		
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: NOEL MOULIC (925) 961-7359		
LATITUDE:	N 37° 47' 54.81" NAD 83		
LONGITUDE:	W 122° 24' 36.17" NAD 83		
AMSL:	±106'		

### VICINITY MAP



### DRIVING DIRECTIONS

FROM: 430 BUSH ST, 5TH FLOOR, SAN FRANCISCO, CA 94108  
TO: 766 VALLEJO ST, SAN FRANCISCO, CA 94133

1. HEAD EAST ON BUSH ST TOWARD CLAUDE LN 210 FT
2. TAKE THE 1ST LEFT ONTO KEARNY ST 0.4 MI
3. SLIGHT LEFT ONTO COLUMBUS AVE 0.2 MI
4. TURN LEFT ONTO VALLEJO ST 0.1 MI

END AT: 766 VALLEJO ST, SAN FRANCISCO, CA 94133

ESTIMATED TIME: 4 MINUTES ESTIMATED DISTANCE: 0.8 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:

- 2013 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
- 2013 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.  
(2012 INTERNATIONAL BUILDING CODE VOLUMES 1-2 AND 2013 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.  
(2011 NATIONAL ELECTRICAL CODE AND 2013 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.  
(2012 UNIFORM MECHANICAL CODE AND 2013 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.  
(2012 UNIFORM PLUMBING CODE AND 2013 CALIFORNIA AMENDMENTS)
- 2010 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
- 2013 CITY OF SAN FRANCISCO FIRE CODE  
(2012 INTERNATIONAL FIRE CODE AND 2013 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
- 2013 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.

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 11B-203.4

### SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE	-
A-1	SITE PLAN	-
A-2	(E) & (P) EQUIPMENT PLANS	-
A-3	(E) ANTENNA PLANS	-
A-4	(P) SECTORS A & B ANTENNA PLAN & DETAIL	-
A-5	(P) SECTOR C ANTENNA PLAN & DETAILS	-
A-6	SOUTH ELEVATION	-
A-7	NORTH ELEVATION	-
A-8	DETAILS	-

### APPROVAL

RF
LEASING
ZONING
CONSTRUCTION
AT&T

**Streamline Engineering and Design, Inc.**  
3288 Penryn Rd, Suite 200 Loomis, CA 95650  
Contact: Kevin Sorensen Phone: 916-660-1930  
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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# at&t



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

### SHEET TITLE:

TITLE

### SHEET NUMBER:

T-1



**ISSUE STATUS**

Δ	DATE	DESCRIPTION	BY
	12/02/13	ZD 90%	J.K.
	12/06/13	ZD 100%	J.S.
	04/07/14	CLIENT REV	J.S.
	07/02/14	CLIENT REV	A.V.
	09/02/14	CLIENT REV	M.D.
	-	-	-

DRAWN BY: J. KIBLER

CHECKED BY: J. GRAY

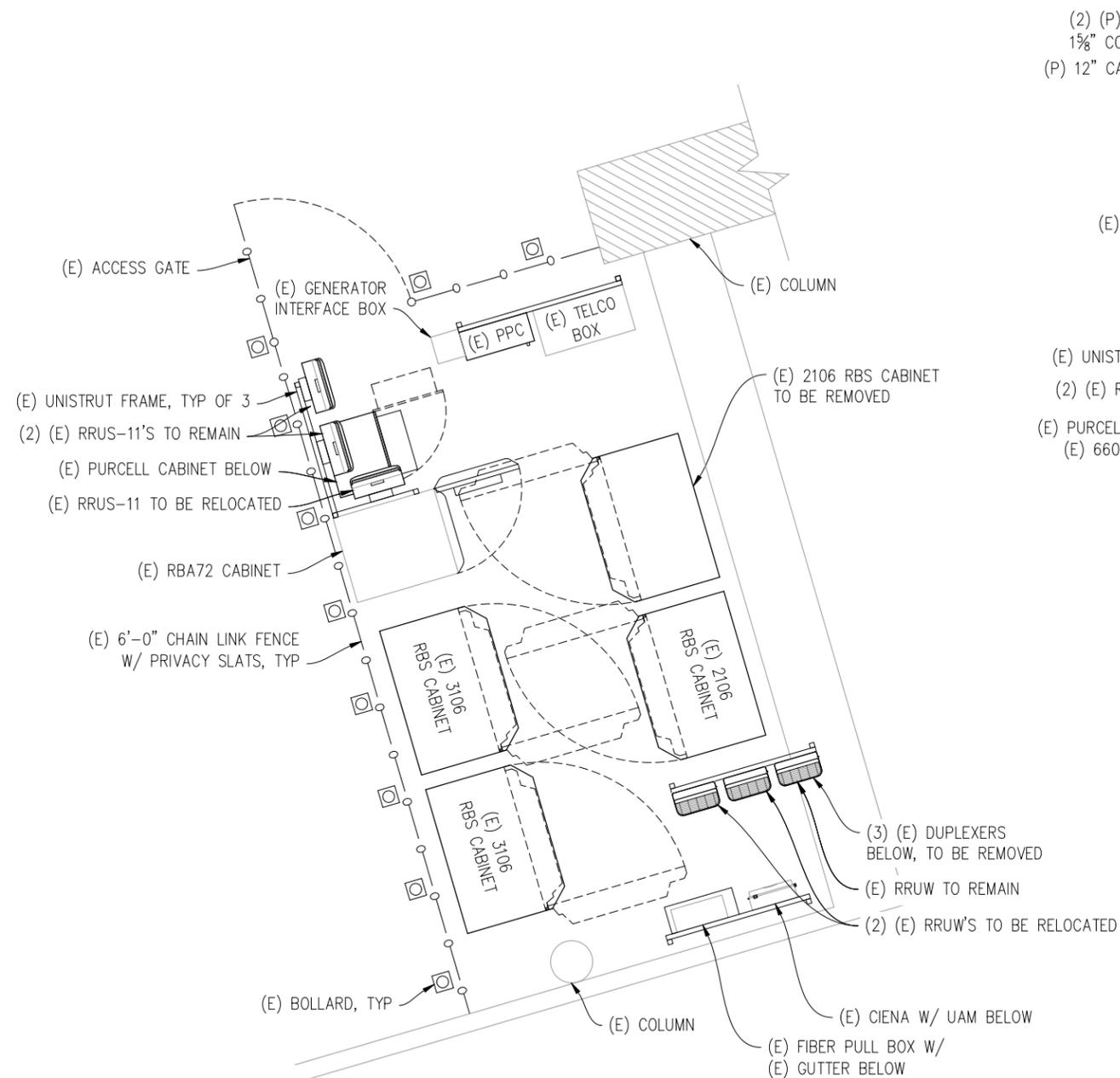
APPROVED BY: -

DATE: 09/02/14

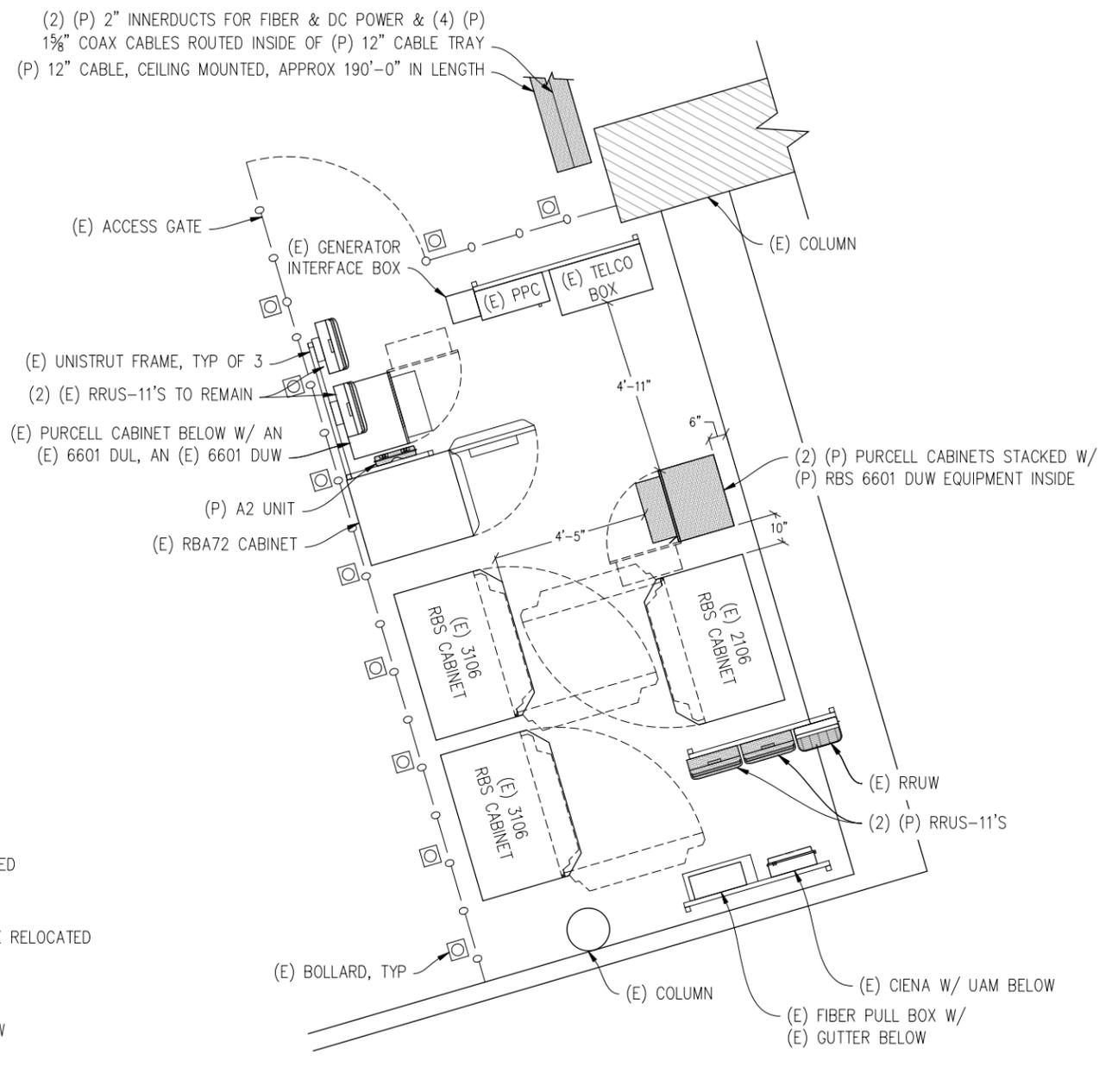
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**(E) EQUIPMENT PLAN**  
1/2"=1'-0"



**(P) EQUIPMENT PLAN**  
1/2"=1'-0"



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	-	-	-

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CHECKED BY: J. GRAY

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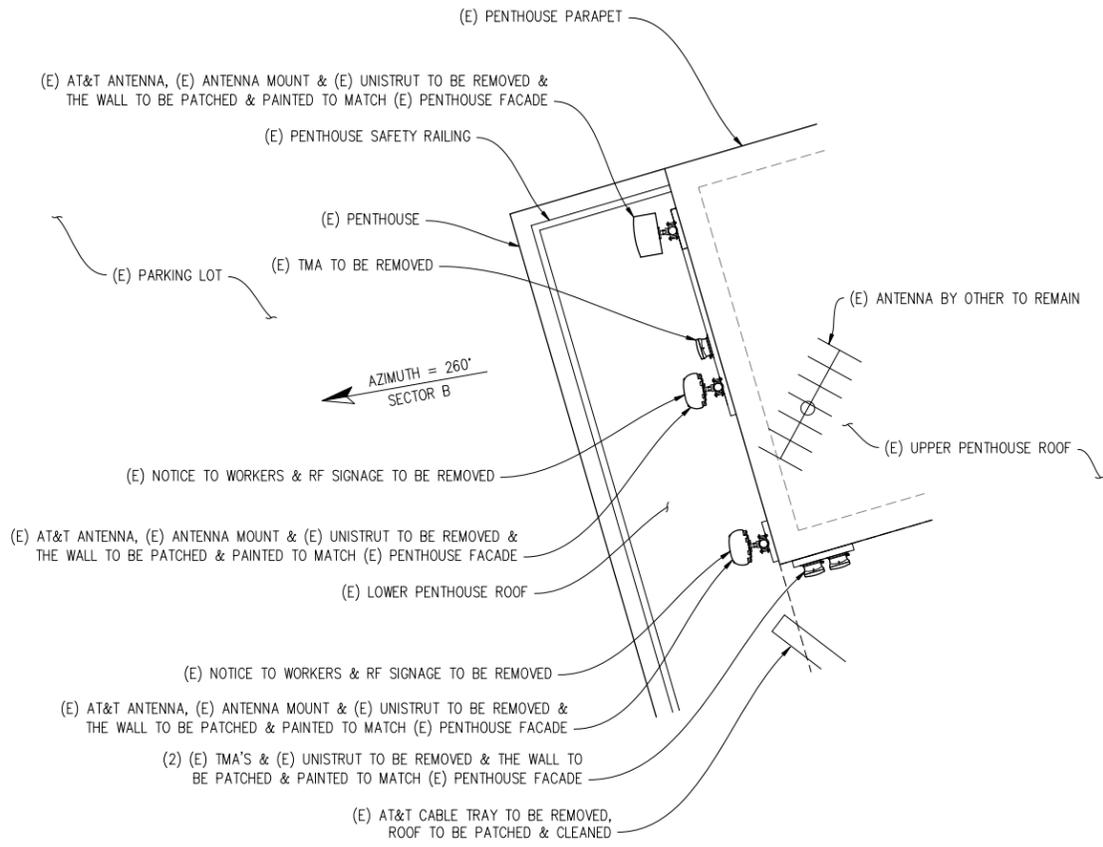


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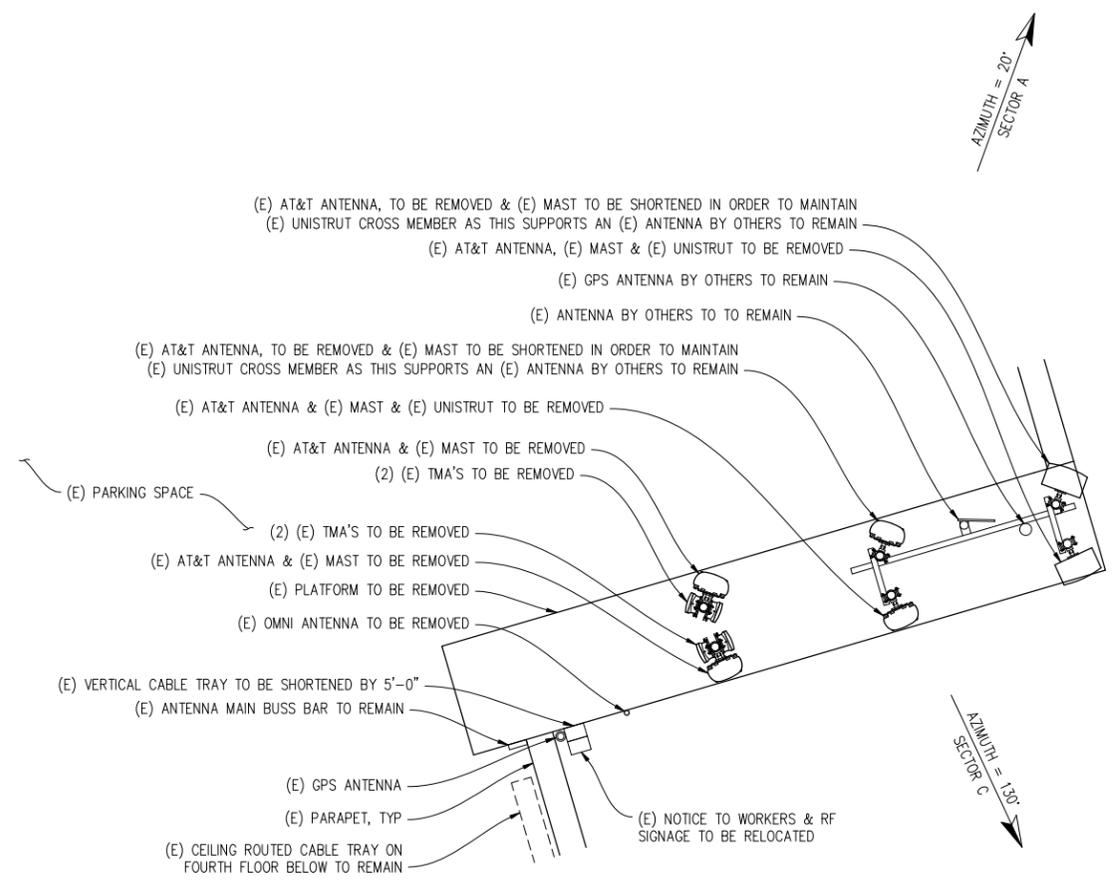
430 BUSH ST., 5TH FLOOR  
SAN FRANCISCO, CA 94108

**SHEET TITLE:**  
EXISTING  
ANTENNA PLANS

**SHEET NUMBER:**  
**A-3**



**(E) ANTENNA PLAN SECTORS B**  
1/2" = 1'-0"  
NOTE: PATCH, PAINT & RESTORE BUILDING AFTER (E) AT&T EQUIPMENT IS REMOVED.



**(E) ANTENNA PLAN SECTORS A & C**  
1/2" = 1'-0"  
NOTE: PATCH, PAINT & RESTORE BUILDING AFTER (E) AT&T EQUIPMENT IS REMOVED.

# NORTH BEACH

CNU5265 / CCL05265  
766 VALLEJO ST  
SAN FRANCISCO, CA 94133

## ISSUE STATUS

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	09/02/14	CLIENT REV	M.D.
	-	-	-

DRAWN BY: J. KIBLER

CHECKED BY: J. GRAY

APPROVED BY: -

DATE: 09/02/14

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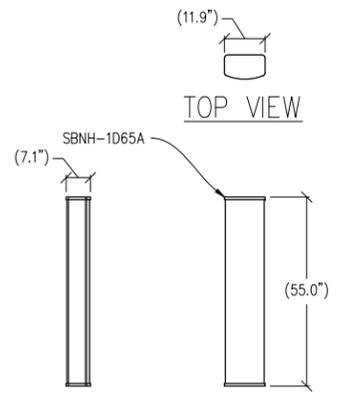
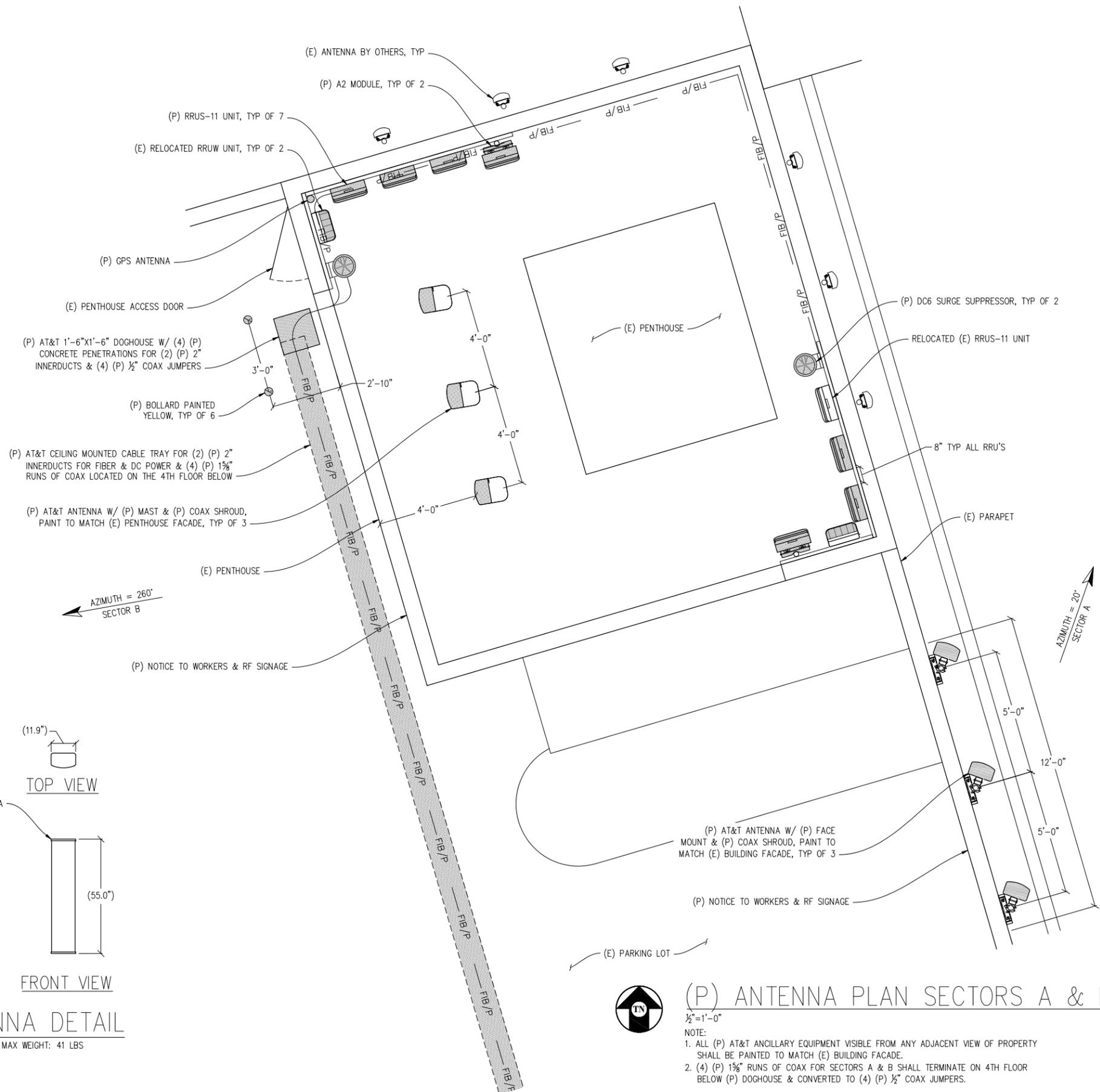


**at&t**

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

**SHEET TITLE:**  
(P) SECTORS A & B  
ANTENNA PLAN & DETAIL

**SHEET NUMBER:**  
**A-4**



**1 ANTENNA DETAIL**  
1/2"=1'-0" MAX WEIGHT: 41 LBS



**(P) ANTENNA PLAN SECTORS A & B**  
1/2"=1'-0"

NOTE:  
1. ALL (P) AT&T ANCILLARY EQUIPMENT VISIBLE FROM ANY ADJACENT VIEW OF PROPERTY SHALL BE PAINTED TO MATCH (E) BUILDING FACADE.  
2. (4) (P) 1 1/8" RUNS OF COAX FOR SECTORS A & B SHALL TERMINATE ON 4TH FLOOR BELOW (P) DOGHOUSE & CONVERTED TO (4) (P) 1/2" COAX JUMPERS.

**ISSUE STATUS**

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	-	-	-

DRAWN BY: J. KIBLER

CHECKED BY: J. GRAY

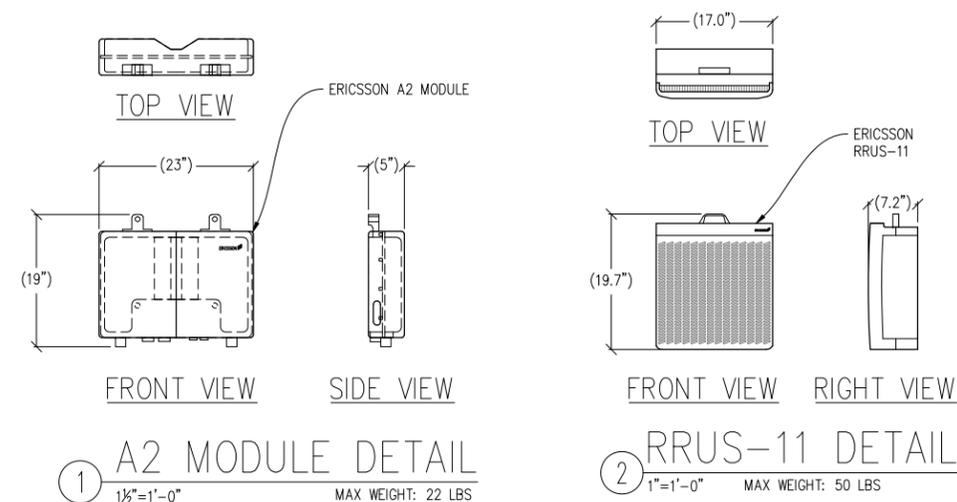
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DATE: 09/02/14

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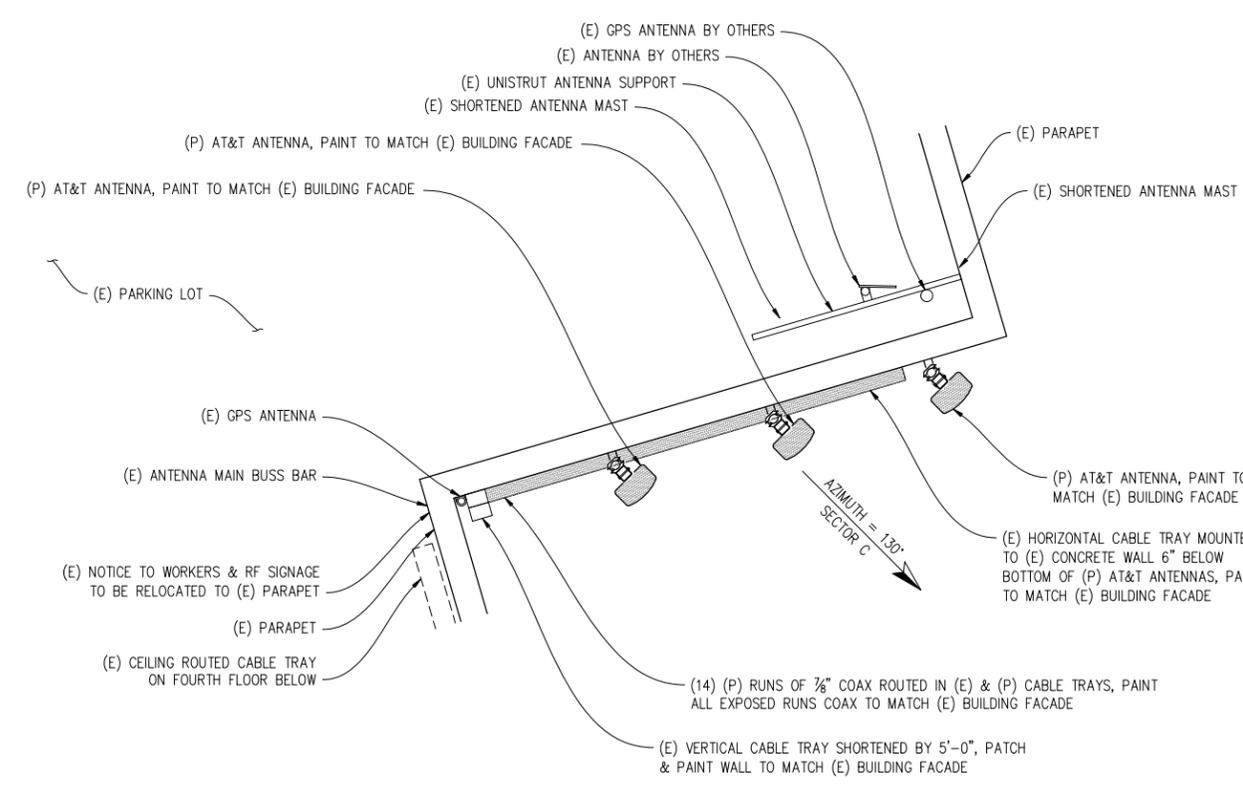
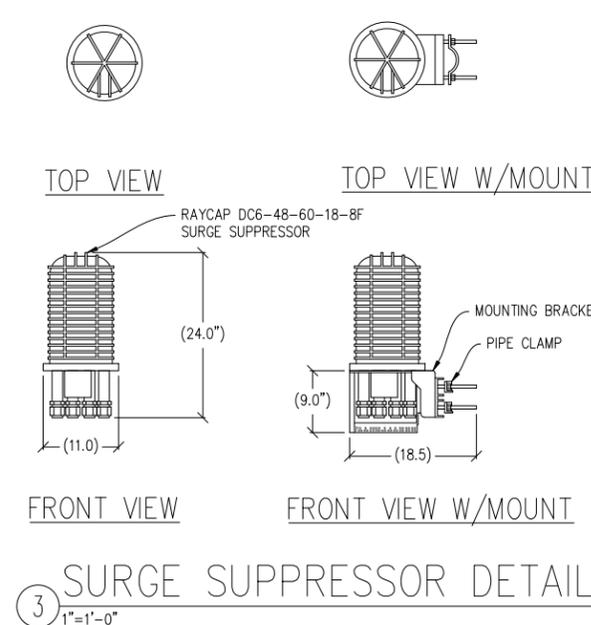
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ANTENNA & CABLE SCHEDULE											
SECTOR	ANTENNA POSITION	ANTENNAS						CABLING			
		ANTENNA MODEL	RAD CENTER	AZIMUTH	MDT	EDT	RET	TMA OR DIPLEXER	NO. OF COAX CABLES	COAX DIA.	FIBER/COAX LENGTH
ALPHA SECTOR	A1	SBNH-1D65A	50'-8"	20°	0'	6'/4"	YES	N/A	FIBER	N/A	290'
	A2	SBNH-1D65A	50'-8"	20°	0'	6'/4"	YES	N/A	1 FIBER/2 COAX	1 1/8"	290'
	A3	SBNH-1D65A	50'-8"	20°	0'	6'/4"	YES	N/A	FIBER	N/A	290'
BETA SECTOR	B1	SBNH-1D65A	63'-0"	260°	0'	6'/4"	YES	N/A	FIBER	N/A	290'
	B2	SBNH-1D65A	63'-0"	260°	0'	6'/4"	YES	N/A	1 FIBER/2 COAX	1 1/8"	290'
	B3	SBNH-1D65A	63'-0"	260°	0'	6'/4"	YES	N/A	FIBER	N/A	290'
GAMMA SECTOR	C1	SBNH-1D65A	57'-4"	140°	0'	6'/4"	YES	N/A	6	7/8"	60'
	C2	SBNH-1D65A	57'-4"	140°	0'	6'/4"	YES	N/A	4	7/8"	60'
	C3	SBNH-1D65A	57'-4"	140°	0'	6'/4"	YES	N/A	4	7/8"	60'

NOTE: CONTRACTOR TO VERIFY LATEST RF DESIGN



**(P) ANTENNA PLAN SECTOR C**  
1/2"=1'-0"

NOTE: ALL (P) AT&T ANCILLARY EQUIPMENT VISIBLE FROM ANY ADJACENT VIEW OF PROPERTY SHALL BE PAINTED TO MATCH (E) BUILDING FACADE

**at&t**

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

**SHEET TITLE:**  
(P) SECTOR C  
ANTENNA PLAN & DETAILS

**SHEET NUMBER:**  
**A-5**

# NORTH BEACH

CNU5265 / CCL05265  
766 VALLEJO ST  
SAN FRANCISCO, CA 94133

## ISSUE STATUS

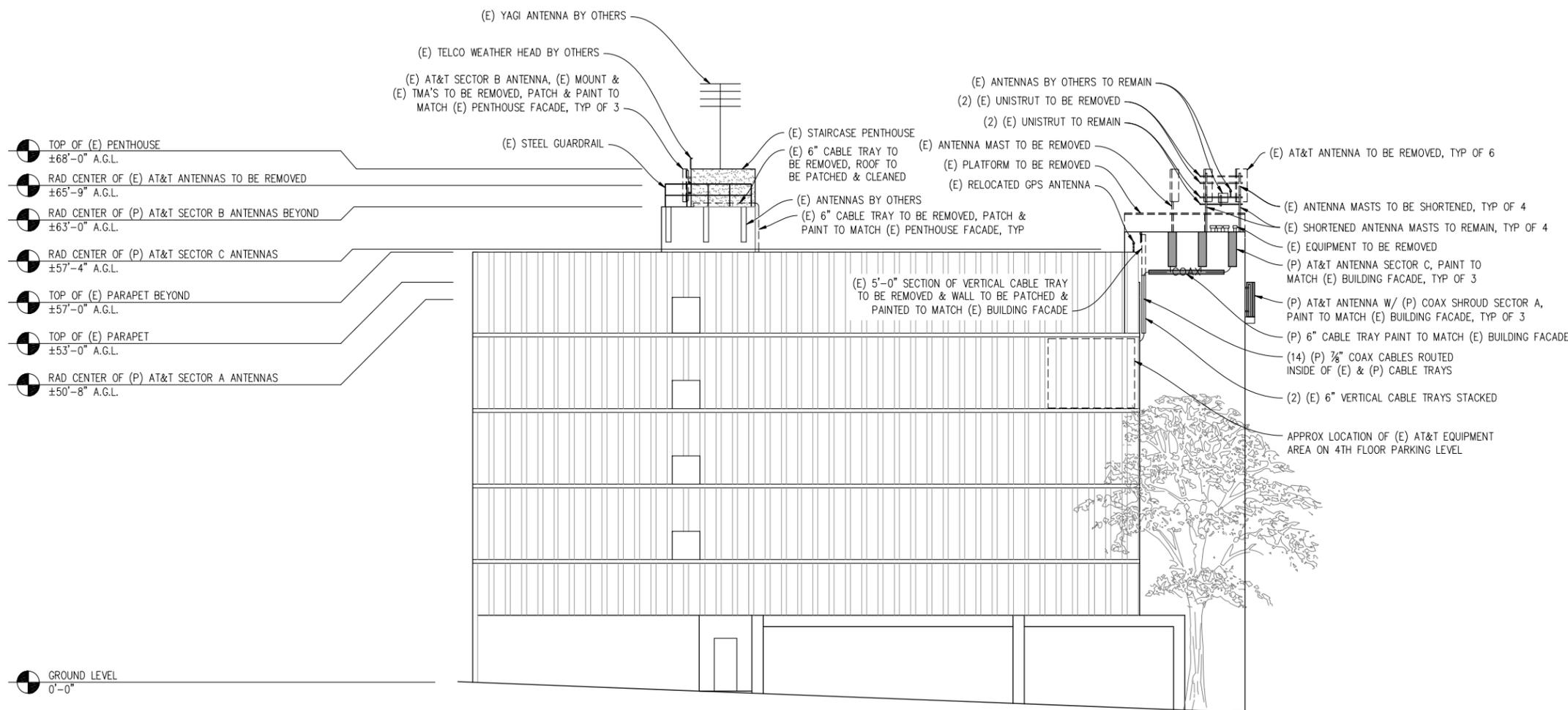
Δ	DATE	DESCRIPTION	BY
	12/02/13	ZD 90%	J.K.
	12/06/13	ZD 100%	J.S.
	04/07/14	CLIENT REV	J.S.
	07/02/14	CLIENT REV	A.V.
	09/02/14	CLIENT REV	M.D.
	-	-	-

DRAWN BY: J. KIBLER

CHECKED BY: J. GRAY

APPROVED BY: -

DATE: 09/02/14



## SOUTH ELEVATION

1/8"=1'-0"

NOTE:

1. ALL (P) AT&T ANCILLARY EQUIPMENT VISIBLE FROM ANY ADJACENT VIEW OF PROPERTY SHALL BE PAINTED TO MATCH (E) BUILDING FACADE.
2. PATCH, REPAIR & PAINT WHERE (E) AT&T ANCILLARY EQUIPMENT IS REMOVED.

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

SHEET TITLE:

SOUTH ELEVATION

SHEET NUMBER:

A-6

# NORTH BEACH

CNU5265 / CCL05265  
766 VALLEJO ST  
SAN FRANCISCO, CA 94133

## ISSUE STATUS

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	12/02/13	ZD 90%	J.K.
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	09/02/14	CLIENT REV	M.D.
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DRAWN BY: J. KIBLER

CHECKED BY: J. GRAY

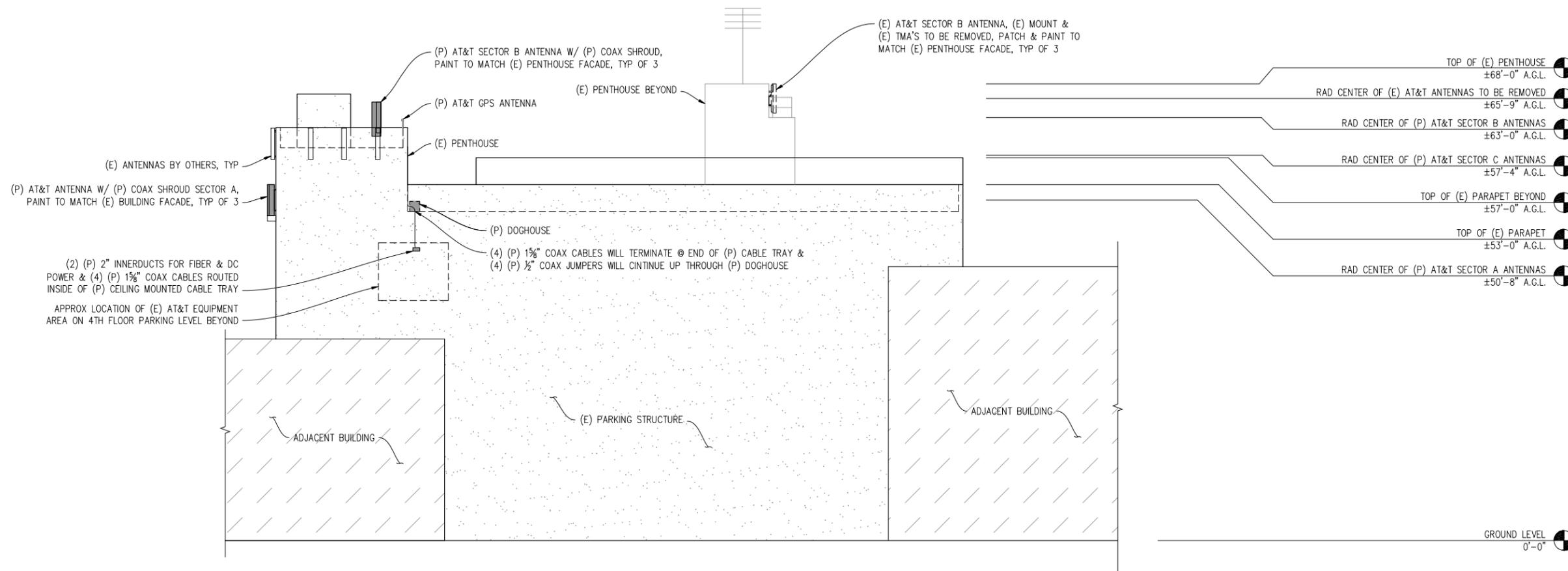
APPROVED BY: -

DATE: 09/02/14

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## NORTH ELEVATION

1/8" = 1'-0"

NOTE:

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2. PATCH, REPAIR & PAINT WHERE (E) AT&T ANCILLARY EQUIPMENT IS REMOVED.



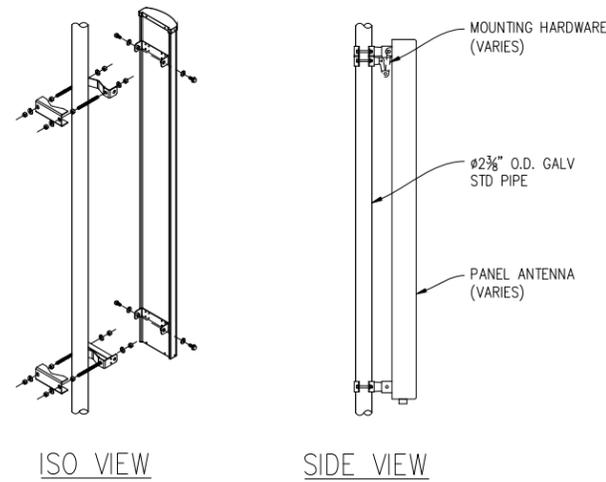
430 BUSH ST, 5TH FLOOR  
SAN FRANCISCO, CA 94108

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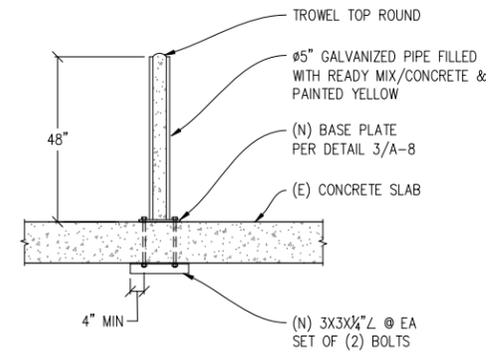
NORTH ELEVATION

SHEET NUMBER:

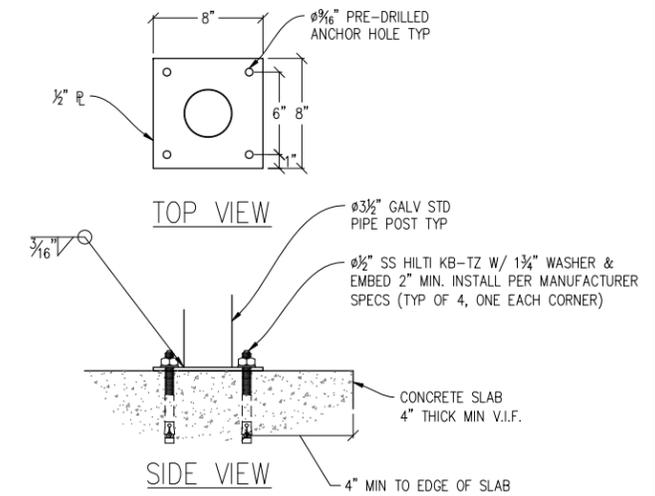
A-7



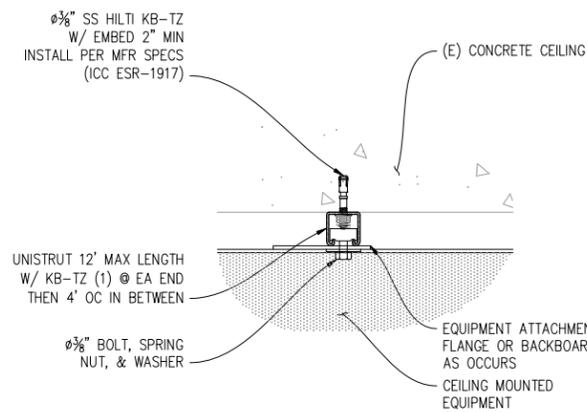
1 ANTENNA MOUNT DETAIL  
1"=1'-0"



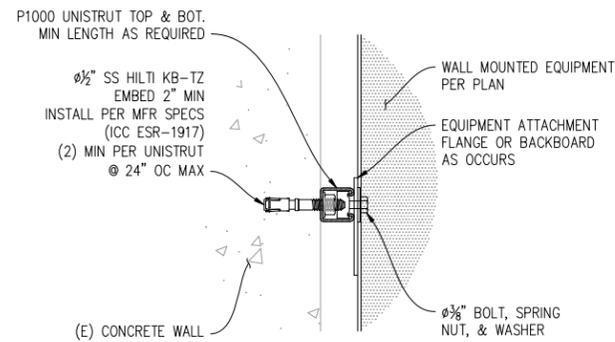
2 PERMANENT BOLLARD DETAIL  
1/2"=1'



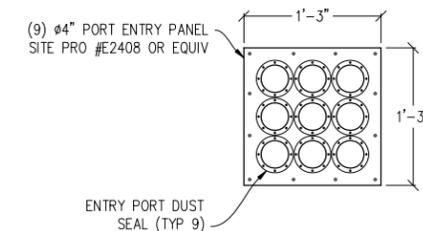
3 H-FRAME PLATE DETAIL  
1"=6"



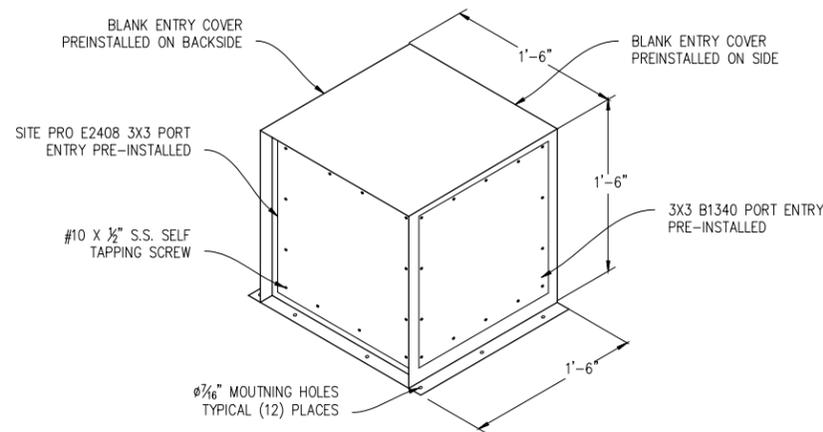
4 EQUIPMENT MOUNTING DETAIL  
3"=1'-0"



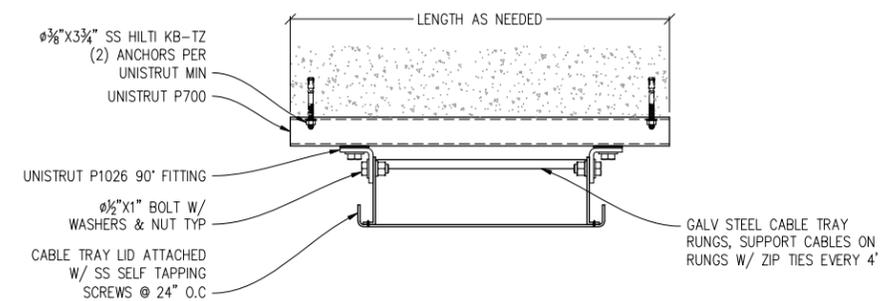
5 EQUIPMENT MOUNTING DETAIL  
3"=1'-0"



6 3X3 ENTRY PORT DETAIL  
1"=1'-0"



7 DOGHOUSE DETAIL  
1/2"=1'-0"



8 CABLE TRAY MOUNTING DETAIL  
1"=6"

NOTE: DETAILS ARE PRELIMINARY & SHOULD NOT BE USED FOR CONSTRUCTION

**NORTH BEACH**

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SAN FRANCISCO, CA 94108

SHEET TITLE:

DETAILS

SHEET NUMBER:

A-8