



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization HEARING DATE: FEBRUARY 20, 2014 (CONTINUED FROM THE FEBRUARY 13TH HEARING)

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Date: February 13, 2014
Case No.: **2013.0518C**
Project Address: **2775 Van Ness Avenue**
Current Zoning: RC-3 (Residential – Commercial, Medium Density)
65-A Height and Bulk District
Block/Lot: 0503/ 030
Project Sponsor: AT&T Mobility represented by
Eric Lentz, Permit Me Inc.,
530 Bush Street, 4th Floor
San Francisco, CA 94105
Staff Contact: Omar Masry – (415) 575-9116
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PROJECT DESCRIPTION

The proposal is to modify an existing macro wireless telecommunication services (“WTS”) facility that would replace (6) panel antennas mounted on the facade of the subject building, add three (3) non-screened facade-mounted panel antennas, and replace equipment on the roof and in the garage, of the subject building, as part of AT&T Mobility’s telecommunications network. Based on the zoning and land use, the antennas are proposed on a Location Preference 2 Site (Co-Location) according to the WTS Siting Guidelines.

The existing macro WTS facility consists of six (6) panel antennas screened within previously approved enclosures, on the west (Sector A) and south (Sector B) faces of the stairwell penthouse. All six (6) of the existing antennas would be replaced in similar locations, and three (3) additional panel antennas (Sector C) would be mounted on the east face of the stairwell penthouse. The three (3) additional (Sector C) antennas would be flush mounted to the outside of the penthouse with the top of each antenna flush with the top of the roof of the penthouse at 127’ above ground level. A collar would extend approximately 6 inches below each antenna, and is intended to mimic an extension of the bottom of the antenna in order to hide the coaxial cable loop (which typically drops right below a panel antennas then is bent upward to reach a cable tray on the roof) from off-site view.

The actual antennas would measure approximately 55” high by 7” wide by 12” thick. The proposed modification would also feature the installation of sixteen (16) radio relay units (RRUs) on the roof, or within previously approved screening elements.

SITE DESCRIPTION AND PRESENT USE

The subject building is located on Assessor's Block 0503, Lot 030, at the southwest corner of Lombard Street and Van Ness Avenue. The Project site features a 114-foot tall, 11-story Comfort Inn Hotel. The subject building features the following WTS facilities:

- Sprint macro WTS facility (Case Number 1997.016C) consisting of nine non-screened panel antennas mounted to three facades of the elevator penthouse.
- Nextel macro WTS facility (Case Number 1999.355C) consisting of twelve panel antennas. Only six non-screened panel antennas were originally installed on the stairwell facades along the eight floor. The antennas have recently been removed, however the remaining cable trays serving the Nextel antennas also serve the active Sprint antennas. The Nextel network was acquired by Sprint, which shutdown the Nextel "IDEN" (Integrated Digital Enhanced Network) network on July 1, 2013. Sprint is currently evaluating opportunities to consolidate antennas and equipment at this facility as part of an overall network upgrade (4th Generation, Long Term Evolution, or 4G LTE).
- AT&T Mobility macro WTS facility (Case 1988.122C) consisting of six panel antennas on three facades of the elevator penthouse.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject building is located along the Van Ness Avenue commercial corridor along the easterly boundary (Van Ness Avenue) of the Marina Neighborhood. The Project Site is surrounded by a mix of medium, and high-density uses, including four-story mixed use (three floors of residential units above ground floor commercial space) building to the south and north, a two-story bank across a six lane segment of Van Ness Avenue to the east, and three-story residential buildings to the west.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	January 23, 2014	January 23, 2014	21 days
Posted Notice	20 days	January 23, 2014	January 23, 2014	21 days
Mailed Notice	20 days	January 24, 2014	January 24, 2014	20 days

*The Project was continued, without discussion by the Planning Commission, on February 13, 2014, to the February 20, 2014 Hearing Date.

PUBLIC COMMENT

The Project Sponsor held a Community Outreach Meeting for the proposed Project on August 6, 2013, at the Moscone Recreation Center, located at 1800 Chestnut Street. Three (3) community members attended the meeting. Members inquired about health effects of (radio-frequency) RF emissions. As of February 13, 2014, the Department has not received comments regarding the proposed facility.

ISSUES AND OTHER CONSIDERATIONS

- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections. The RF emissions associated with this project have been determined to comply with limits established by the Federal Communications Commission (FCC).

REQUIRED COMMISSION ACTION

Pursuant to Sections 303 and 209.6(b) of the Planning Code, Conditional Use Authorization is required for a WTS facility in a Zoning District.

BASIS FOR RECOMMENDATION

This Project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The Project complies with the applicable requirements of the Planning Code.
- The Project is consistent with the objectives and policies of the General Plan.
- The Project is consistent with the 1996 WTS Facilities Siting Guidelines, Planning Commission Resolution No. 14182 and Resolutions No. 16539 and No. 18523 supplementing the 1996 WTS Guidelines.
- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections.
- The expected RF emissions fall well within the limits established by the FCC.
- The project site is considered a Location Preference 2 (Co-Location), according to the Wireless Telecommunications Services (WTS) Siting Guidelines; which means it is a preferred site.
- Based on propagation maps provided by AT&T Mobility, the project would provide coverage in an area that currently experiences several gaps in coverage and capacity.
- Based on the analysis provided by AT&T Mobility, the Project would provide additional capacity in an area that currently experiences insufficient service during periods of high data usage.
- Based on independent third-party evaluation, the maps, data, and conclusions about service coverage and capacity provided by AT&T Mobility are accurate.
- The placement of antennas flush mounted to the façade of the stairwell penthouse, with the top of each antenna flush with the top of the penthouse wall, would ensure the proposed facility would not appear out of character with the subject building, nor impair surrounding views.

- Electronic equipment necessary for the facility would be located on the roof and in a portion of the garage of the subject building. The equipment would be sufficiently set back from roof edges to minimize visibility, and will not significantly impact aesthetics, parking, or the use of the building.

RECOMMENDATION:	Approval with Conditions
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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 _____ on _____ Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. XXXXX

HEARING DATE: FEBRUARY 20, 2014
(CONTINUED FROM THE FEBRUARY 13TH HEARING)

Date: February 13, 2014
Case No.: **2013.0518C**
Project Address: **2775 Van Ness Avenue**
Current Zoning: RC-3 (Residential – Commercial, Medium Density)
65-A Height and Bulk District
Block/Lot: 0503/030
Project Sponsor: AT&T Mobility represented by
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 303(c) AND 209.6(b) TO MODIFY AN EXISTING WIRELESS TELECOMMUNICATIONS SERVICES FACILITY TO CONSIST OF UP TO NINE PANEL ANTENNAS LOCATED ON THE FACADE OF THE STAIRWELL PENTHOUSE AND ELECTRONIC EQUIPMENT ON THE ROOF AND IN THE GARAGE OF AN EXISTING HOTEL BUILDING AS PART OF AT&T MOBILITY'S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN THE RC-3 (RESIDENTIAL – COMMERCIAL, MEDIUM DENSITY) DISTRICT, AND 65-A HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 25, 2013, AT&T Mobility (hereinafter "Project Sponsor"), submitted an application (hereinafter "Application"), for Conditional Use Authorization on the property at 2775 Van Ness Avenue, Lot 030 in Assessor's Block 0503, (hereinafter "Project Site") to replace six (6) panel antennas, and add three (3) antennas mounted on the uppermost portion of the east facing stairwell penthouse facade. Related electronic equipment would be located on the roof and in the parking garage. The facility is proposed on a Location Preference 2 Site (Co-Location) within an RC-3 (Residential – Commercial, Medium Density) District, and 65-A Height and Bulk District.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption. The Commission has reviewed and concurs with said determination. The categorical

exemption and all pertinent documents may be found in the files of the Planning Department (hereinafter "Department"), as the custodian of records, at 1650 Mission Street, San Francisco.

The Project was originally noticed for a public hearing on February 13, 2014, and continued without discussion to February 20, 2014, where 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. 2013.0518C, 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 subject building is located on Assessor's Block 0503, Lot 030, at the southwest corner of Lombard Street and Van Ness Avenue. The Project Site features a 114-foot tall, 11-story Comfort Inn Hotel. The subject building features the following WTS facilities:

Sprint macro WTS facility (Case Number 1997.016C) consisting of nine non-screened panel antennas mounted to three facades of the elevator penthouse.

Nextel macro WTS facility (Case Number 1999.355C) consisting of twelve panel antennas. Only six non-screened panel antennas were originally installed on the stairwell facades along the eight floor. The antennas have recently been removed, however the remaining cable trays serving the Nextel antennas also serve the active Sprint antennas. The Nextel network was acquired by Sprint, which shutdown the Nextel "IDEN" (Integrated Digital Enhanced Network) network on July 1, 2013. Sprint is currently evaluating opportunities to consolidate antennas and equipment at this facility as part of an overall network upgrade (4th Generation, Long Term Evolution, or 4G LTE).

AT&T Mobility macro WTS facility (Case 1988.122C) consisting of six (currently installed) panel antennas on three facades of the elevator penthouse.

3. **Surrounding Properties and Neighborhood.** The subject building is located along the Van Ness Avenue commercial corridor along the easterly boundary (Van Ness Avenue) of the Marina Neighborhood. The Project Site is surrounded by a mix of medium, and high-density uses,

including four-story mixed use (three floors of residential units above ground floor commercial space) building to the south and north, a two-story bank across a six lane segment of Van Ness Avenue to the east, and three-story residential buildings to the west.

4. **Project Description.** The proposal is to modify an existing macro wireless telecommunication services (“WTS”) facility that would replace (6) panel antennas mounted on the façade of the stairwell penthouse, add three (3) non-screened facade-mounted panel antennas to the stairwell penthouse, and replace equipment on the roof and in the garage, of the subject building, as part of AT&T Mobility’s telecommunications network. Based on the zoning and land use, the antennas are proposed on a Location Preference 2 Site (Co-Location) according to the WTS Siting Guidelines.

The existing macro WTS facility consists of six (6) panel antennas screened within previously approved enclosures, on the west (Sector A) and south (Sector B) faces of the stairwell penthouse. All six (6) of the existing antennas would be replaced in similar locations, and three (3) additional panel antennas (Sector C) would be mounted on the east face of the stairwell penthouse. The Sector C antennas would be flush mounted to the outside of the penthouse with the top of each antenna flush with the top of the roof of the penthouse at 127 feet above ground level. A collar would extend approximately 6 inches below each antenna which is intended to mimic an extension of the bottom of the antenna and hide the coaxial cable loop (which typically drops right below a panel antennas then is bent upward to reach a cable tray on the roof) from off-site view.

The actual antennas would measure approximately 55” high by 7” wide by 12” thick. The proposed modification would also feature the installation of sixteen (16) radio relay units (RRUs) on the roof, or within previously approved screening elements.

5. **Past History and Actions.** The Planning Commission established guidelines for the installation of wireless telecommunications facilities in 1996 (“Guidelines”). These Guidelines set forth the land use policies and practices that guide the installation and approval of wireless facilities throughout San Francisco. A large portion of the Guidelines was dedicated to establishing location preferences for these installations. The Board of Supervisors, in Resolution No. 635-96, provided input as to where wireless facilities should be located within San Francisco. The Guidelines were updated by the Commission in 2003, requiring community outreach, notification, and detailed information about the facilities to be installed.¹

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;

¹ PC Resolution 16539, passed March 13, 2003.

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, 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 zoning and land use, the antennas are proposed on a Location Preference 2 Site (Co-Location) according to the WTS Siting Guidelines.

As the existing Sprint macro WTS facility (Case No. 201997.016C) was approved (February 6, 1997) pursuant to the WTS Facilities Siting Guidelines (adopted August 15, 1996), no alternative site analysis is required.

7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless facility is necessary to address coverage and capacity limitations of the existing AT&T Mobility macro facility, which is not able to provide sufficient coverage for voice services or meet network demands for 4G Long Term Evolution (LTE) data services. The network would 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 RF levels at ground level were around 2% of the FCC public exposure limit. There are six (6) antennas operated by AT&T Mobility and nine (9) antennas operated by Sprint installed on the facade of the subject building, and there were no other observed antennas within 100 feet of the Project Site.

AT&T Mobility proposes to replace (6) panel antennas and install three (3) panel antennas at the Project Site. The antennas would be mounted at a height of approximately 125 feet above the ground. The estimated ambient RF field from the proposed AT&T Mobility transmitters at ground level is calculated to be 0.004 mW/sq. cm., which is 0.72% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 62 feet and does not reach any publicly accessible areas. However, this does include a portion of the lower rooftop below the south facing antennas. This prohibited access area should be marked with red striping on the rooftop. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Workers should not have access to within 22 feet of the front of the antennas while they are in operation.

10. **Coverage and Capacity Verification.** The maps, data, and conclusion provided by AT&T Mobility to demonstrate need for coverage and capacity have been confirmed by Hammett & Edison, an 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.** The Project Sponsor held a Community Outreach Meeting for the proposed project on August 6, 2013, at the Moscone Recreation Center, located at 1800 Chestnut Street. Three (3) community members attended the meeting. Members inquired about health effects of RF emissions.
13. **Five-year plan:** Per the *Guidelines*, the Project Sponsor submitted an updated five-year plan, as required, in October 2013.
14. **Public Comment.** As of February 13, 2014, the Department has not received any comments regarding the proposed facility.
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 209.6(b), a Conditional Use Authorization is required for the installation of Commercial Wireless Transmitting, Receiving or Relay 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 2775 Van Ness Avenue 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 nature of the vicinity. The addition of three (3) antennas and related support and protection features are so located, designed, and treated architecturally to minimize their visibility from public places, to avoid intrusion into public vistas, avoid disruption of the architectural design integrity of the Project Site or adjacent buildings, 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 service). It is necessary for San Francisco to have as much coverage as possible in terms of wireless facilities. Due to the topography and tall buildings in San Francisco, unique coverage issues arise because the hills and building break up coverage. Thus, telecommunication carriers often install additional installations to make sure coverage is sufficient.

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

The proposed Project at 2775 Van Ness Avenue 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 subject

property remains the most viable location, based on factors including quality of coverage and aesthetics.

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

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

The 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;

The three (3) additional antennas would be mounted to the east facing façade of the stairwell penthouse. The top of each antenna would be flush with the top of the penthouse roof, without significant increases in the overall bulk or dimensions of the building. The proposed antennas, screening collar elements (to hide the coaxial cable loop from view), and equipment will not 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 Site is not located in a Neighborhood Commercial District.

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

HOUSING ELEMENT

BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE

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

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

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

The Project will improve AT&T Mobility coverage and capacity along Van Ness Avenue and Lombard Street, which are primary neighborhood commercial corridors in the Marina neighborhood.

URBAN DESIGN

HUMAN NEEDS

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

POLICY 4.14 - Remove and obscure distracting and cluttering elements.

The three (3) new antennas would be adequately flush mounted with minimal offset from the wall surface and accompanied by collar shrouds to minimize visibility of the coaxial cable loop. The six (6) replacement antennas would be located within previously approved screening elements. Therefore, the antenna installation method would reduce their visual impact, and minimize the possibility of introducing new elements considered distracting or cluttering. The height and bulk of the proposed antennas in relation to the scale of the building will not appear distracting nor create a cluttered visual aesthetic for the subject building or surrounding neighborhood.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1:

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

Policy 2:

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

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

OBJECTIVE 2:

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

Policy 1:

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

Policy 3:

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

The site is an integral part of AT&T Mobility wireless communications network that will enhance the City's diverse economic base.

OBJECTIVE 4:

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

Policy 1:

Maintain and enhance a favorable business climate in the City.

Policy 2:

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

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

VISITOR TRADE

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

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

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

COMMUNITY SAFETY ELEMENT

Objectives and Policies

OBJECTIVE 3:

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

Policy 1:

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

Policy 2:

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

Policy 3:

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

Policy 4:

Establish and maintain an adequate Emergency Operations Center.

Policy 5:

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

Policy 6:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- G. That landmarks and historic buildings be preserved.

The Project Site is not a historic resource, nor is it located within a historic district. The subject site was developed in 1972. The Project Site is surrounded by residences to the south and west, which were developed in the 1920s, and are considered Potential Historic Resources. The Project would not obscure or detract from other potentially significant buildings or public views within the Marina Neighborhood, the adjacent Russian Hill Neighborhood (east of Van Ness Avenue), or the Van Ness Avenue commercial corridor.

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

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

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

DECISION

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Conditional Use Authorization under Planning Code Sections 209.6(b) and 303 to install up to nine (9) panel antennas on the stairwell penthouse facade, and associated equipment cabinets on the roof and in the garage of the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 2 (Co-Location) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within the RC-3 (Residential – Commercial, Medium Density District, and 65-A Height and Bulk District, and subject to the conditions of approval attached hereto as **Exhibit A**; in general conformance with the plans, dated January 8, 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. XXXX. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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 re-commence the 90-day approval period.

Motion No. XXXXX
Hearing Date: February 20, 2014

CASE NO. 2013.0518C
2775 Van Ness Avenue

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **February 20, 2014**.

JONAS P. IONIN
Commission Secretary

AYES:

NAYES:

ABSENT:

ADOPTED: February 20, 2014

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 209.6(b) and 303 to install up to nine (9) panel antennas on the stairwell penthouse facade, and associated equipment cabinets on the roof and in the garage of the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 2 (Co-Location) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within the RC-3 (Residential – Commercial, Medium Density District, and 65-A Height and Bulk District, and subject to the conditions of approval attached hereto as **Exhibit A**; in general conformance with the plans, dated January 8, 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 **February 13, 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 three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the Project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

For information about compliance, contact the Case Planner, Planning Department at 415-575-6378, www.sf-planning.org.

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

For information about compliance, contact the Case Planner, Planning Department at 415-575-6378, www.sf-planning.org.

MONITORING - AFTER ENTITLEMENT

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

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

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

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

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

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

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

8. Implementation Costs - WTS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OPERATION

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

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

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

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

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

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

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

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

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

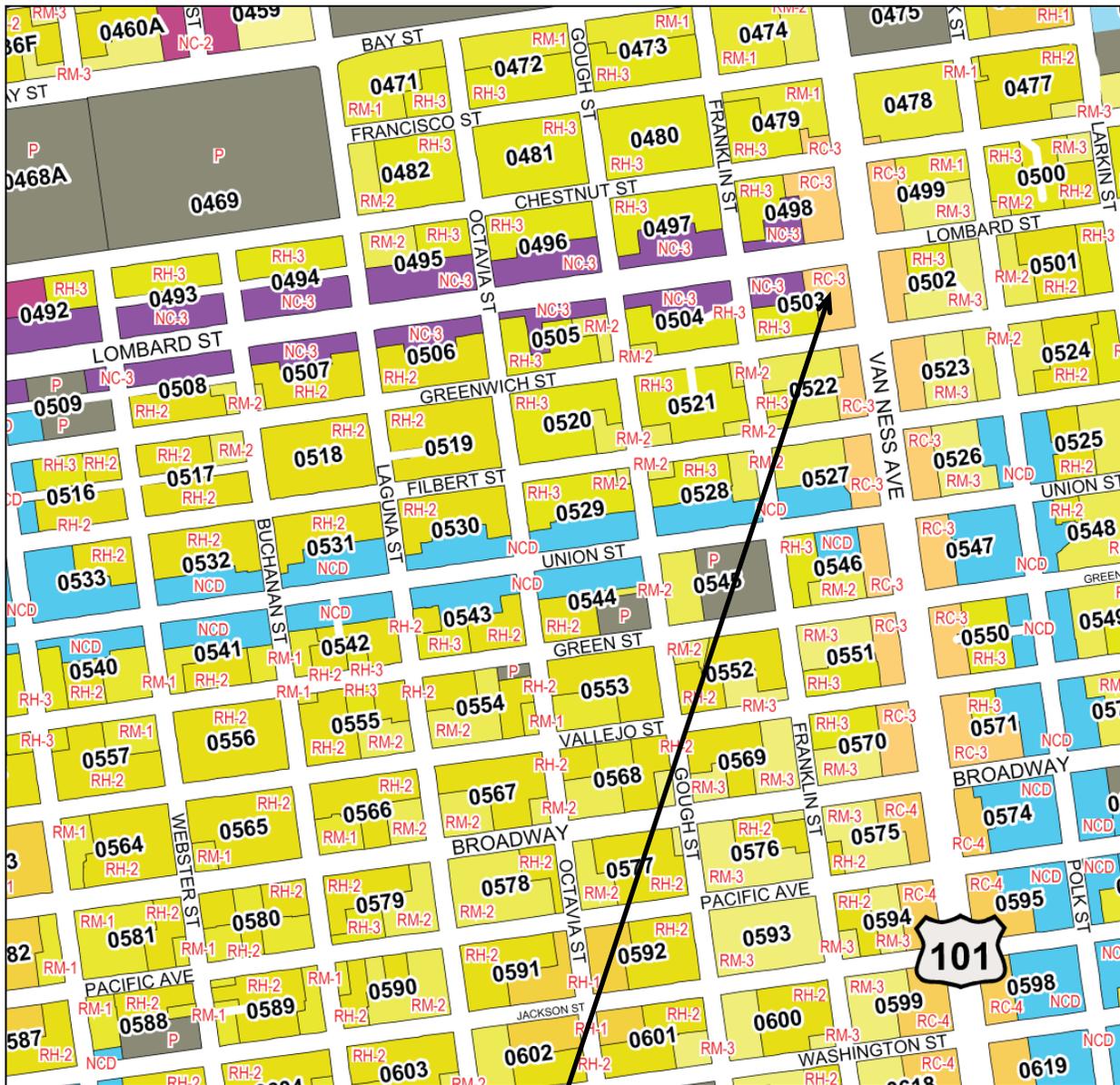
18. **Transfer of Operation – WTS.** Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is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

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

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

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

Zoning Map



SUBJECT PROPERTY



Case Number 2013.0518C
AT&T Mobility Macro WTS Facility
2775 Van Ness Avenue

Aerial Photo



SUBJECT PROPERTY



Case Number 2013.0518C
AT&T Mobility Macro WTS Facility
2775 Van Ness Avenue

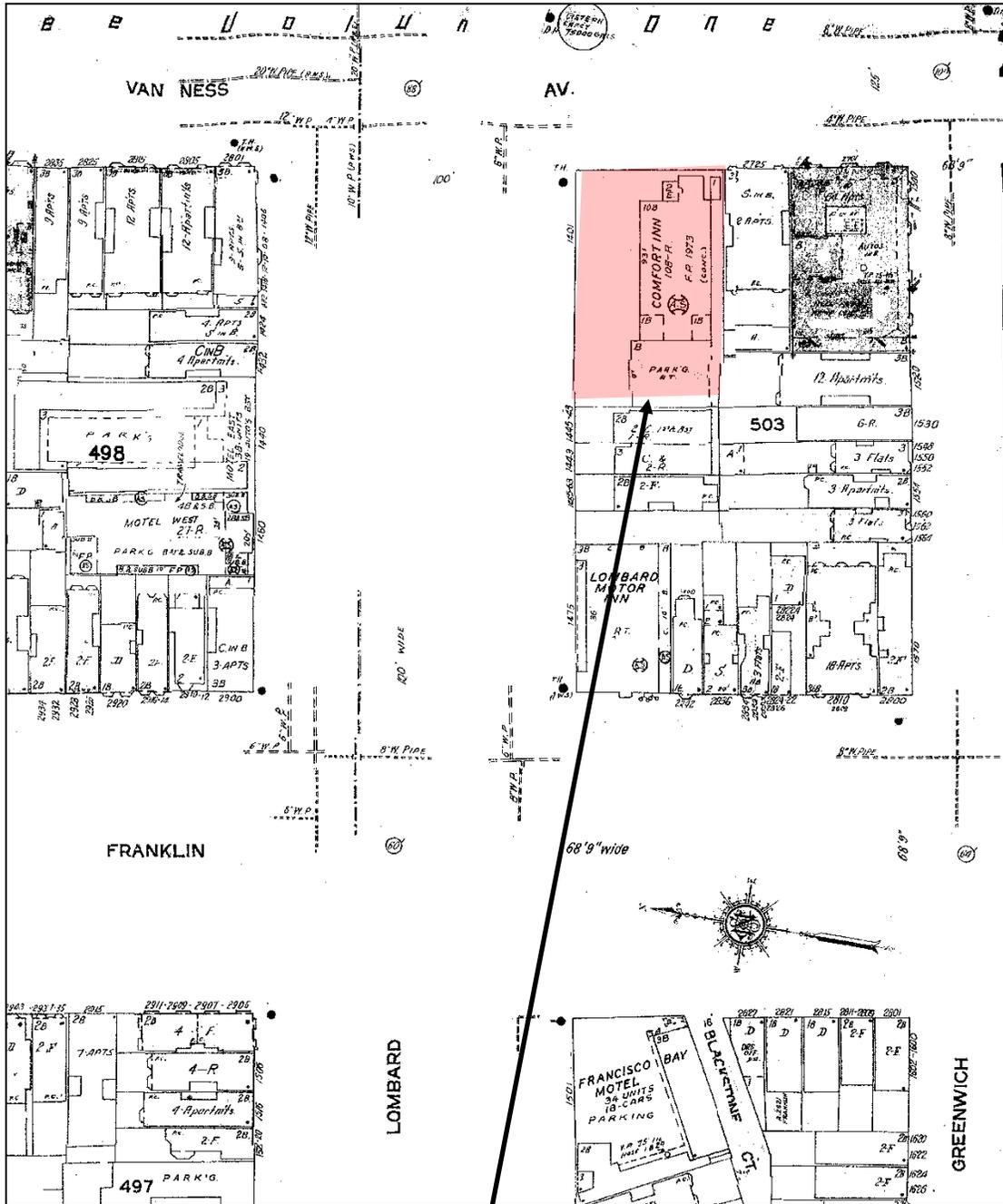
Parcel Map



SUBJECT PROPERTY

Case Number 2013.0518C
AT&T Mobility Macro WTS Facility
2775 Van Ness Avenue

Sanborn Map*



SUBJECT PROPERTY

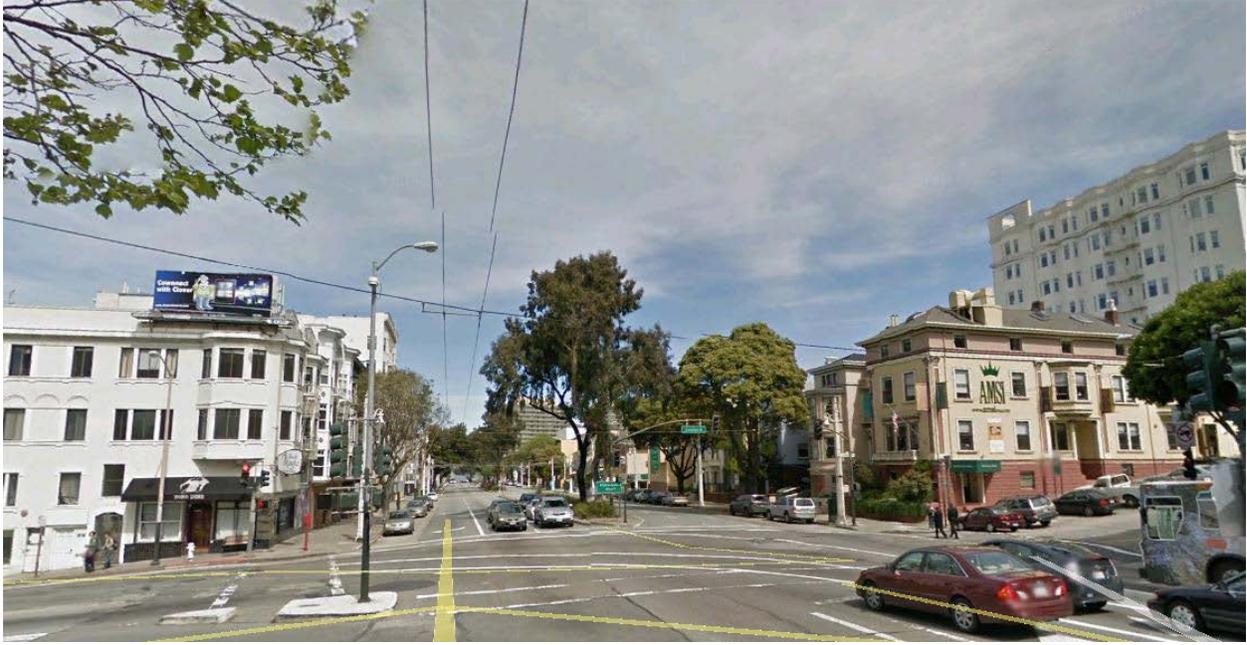


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Case Number 2013.0518C
 AT&T Mobility Macro WTS Facility
 2775 Van Ness Avenue

Contextual Photographs

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



Facing North on Van Ness Avenue



Facing South on Van Ness Avenue



Facing East on Lombard Street



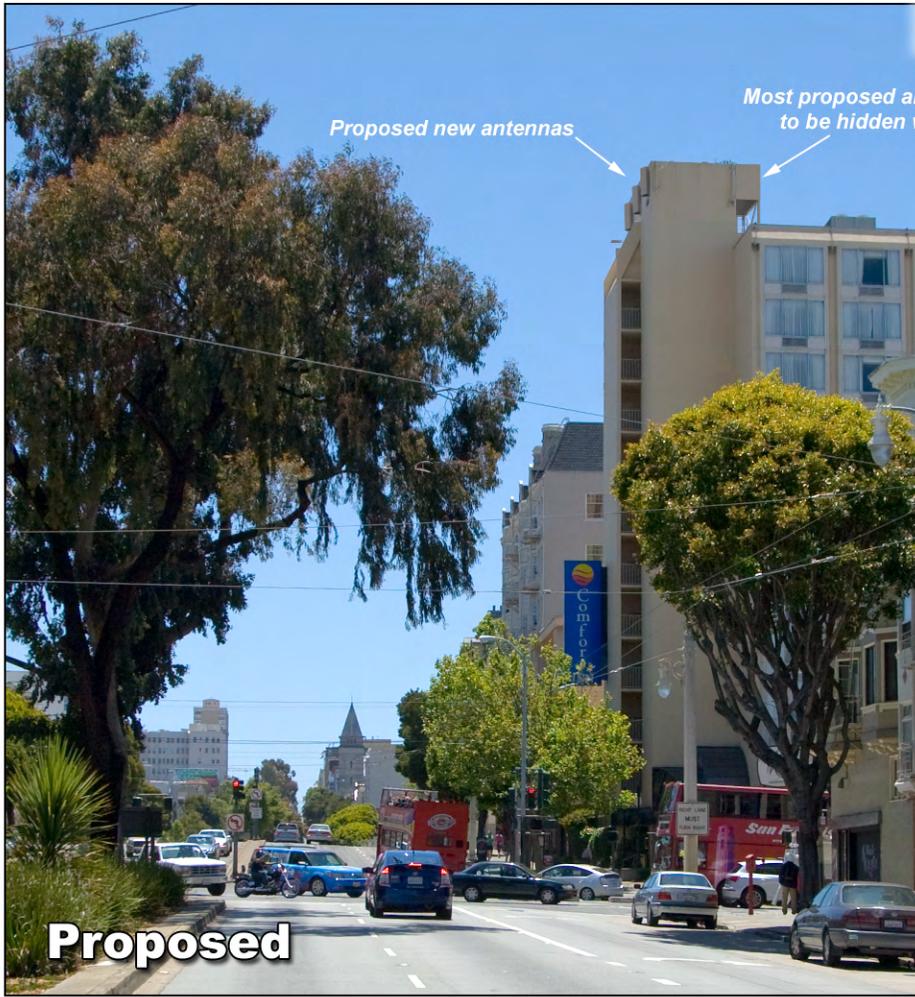
Facing West on Lombard Street

Photosimulation of view looking south along Van Ness approaching Lombard.



Existing

Marina
 CNU0049 / CCL00049
 2775 Van Ness Ave
 San Francisco, CA 94109

Proposed

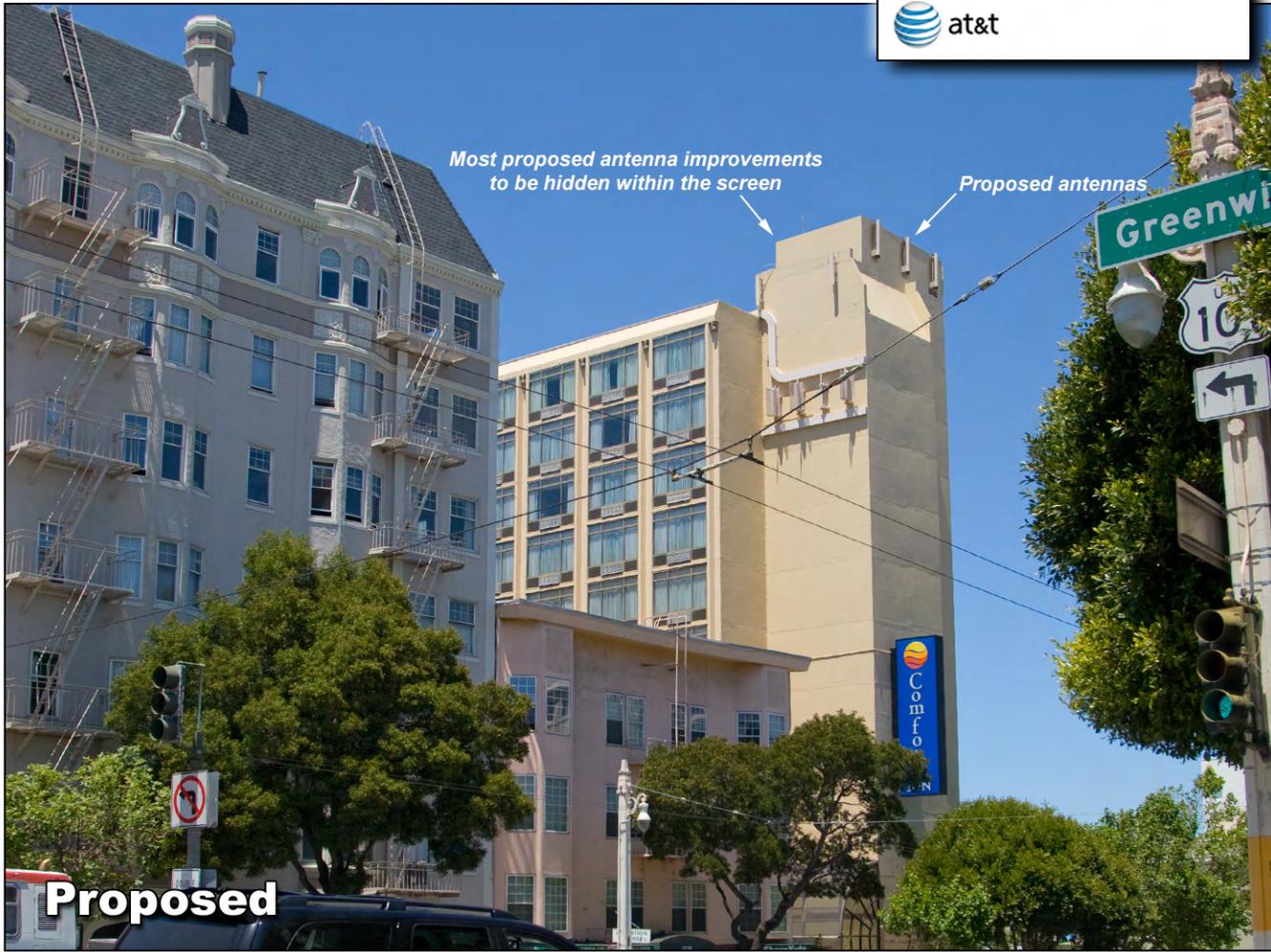
Photosimulation of view looking northwest from the intersection of Van Ness and Greenwich.



Existing

Approved (but not constructed)
screen enclosing antennas

Marina
 CNU0049 / CCL00049
 2775 Van Ness Ave
 San Francisco, CA 94109



Proposed

Most proposed antenna improvements
to be hidden within the screen

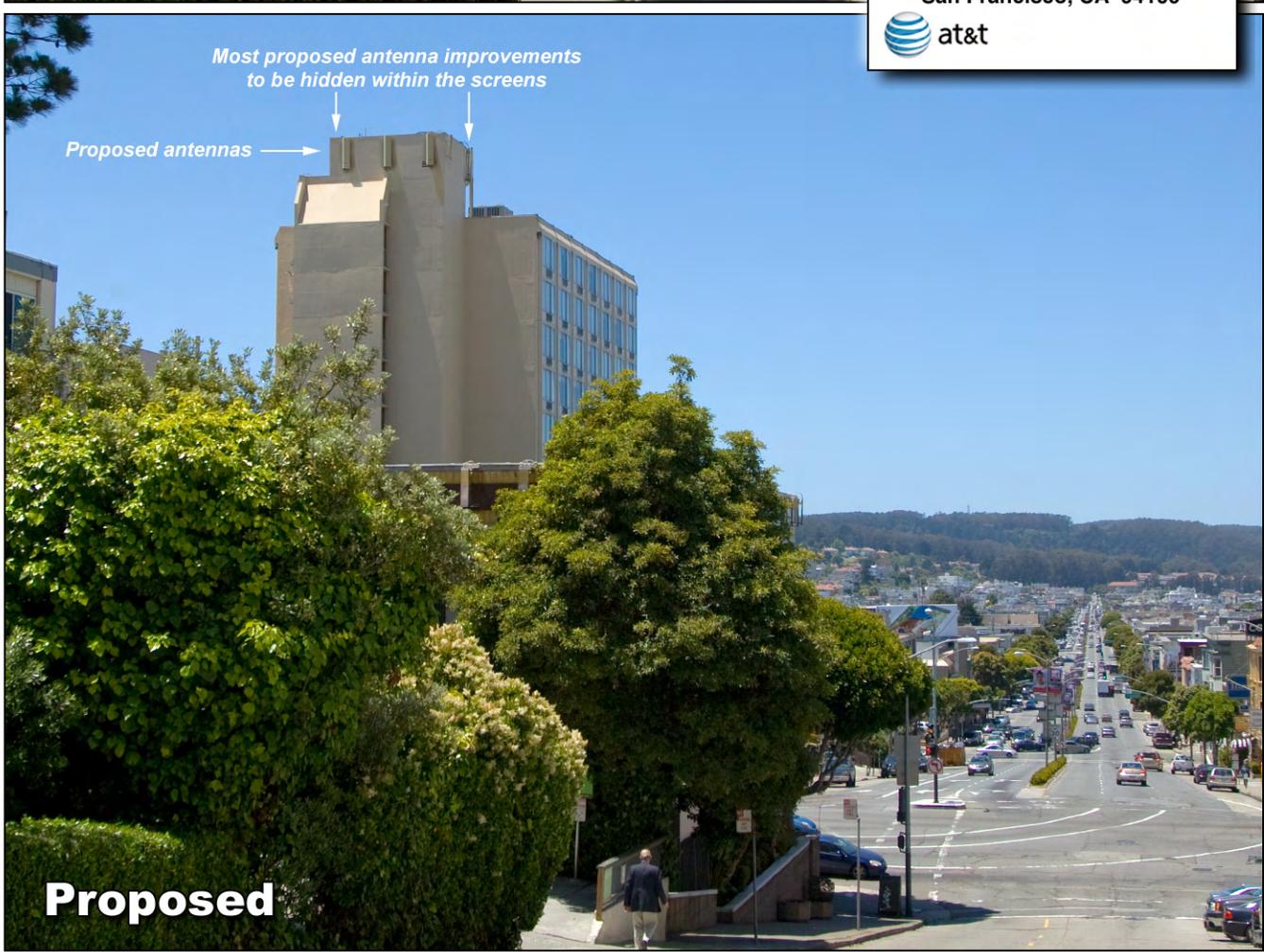
Proposed antennas

Photosimulation of view looking west from Lombard Street approaching Van Ness.



Existing

Marina
 CNU0049 / CCL00049
 2775 Van Ness Ave
 San Francisco, CA 94109

Proposed

**AT&T Mobility • Base Station No. CNU0049
2775 Van Ness Avenue • 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. CNU0049) located at 2775 Van Ness Avenue in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Background

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

<u>Wireless Service</u>	<u>Frequency Band</u>	<u>Occupational Limit</u>	<u>Public Limit</u>
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
BRS (Broadband Radio)	2,600	5.00	1.00
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. Neil Olij, a qualified engineer employed by Hammett & Edison, Inc., during normal business hours on February 19, 2013, a non-holiday weekday, and reference has been made to information provided by AT&T, including zoning drawings by Streamline Engineering and Design Inc., dated November 29, 2013.

Checklist

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

AT&T had installed six directional panel antennas in groups of three on the sides of the elevator penthouse above the roof of the eleven-story hotel located at 2775 Van Ness Avenue. Also located on the same building were similar antennas for use by Sprint Nextel. Existing RF levels for a person at ground near the site were less than 2% of the most restrictive public exposure limit. The measurement equipment used was a Narda Type NBM-520 Broadband Field Meter with Type EF-0391 Isotropic Broadband Electric Field Probe (Serial No. D-0454). The meter and probe were under current calibration by the manufacturer.

AT&T Mobility • Base Station No. CNU0049
2775 Van Ness Avenue • 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 replace its existing antennas with nine Andrew Model SBNHH-1D65A directional panel antennas. The antennas would be mounted with up to 14° downtilt at an effective height of about 124½ feet above ground, 14½ feet above the main roof toward the west and 4 feet above a lower roof toward the south, and would be oriented in groups of three toward 50°T, 140°T, and 290°T. Sprint Nextel had installed directional panel antennas high on the 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 rating for the Sprint Nextel transmitters is not known.

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

The maximum effective radiated power proposed by AT&T in any direction is 8,920 watts, representing simultaneous operation at 2,200 watts for WCS, 5,030 watts for PCS, 1,020 watts for cellular, and 670 watts for 700 MHz service. The number of watts for the Sprint Nextel 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.

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 0.0040 mW/cm², which is 0.72% of the applicable public exposure limit. Ambient RF levels at ground level near the site are therefore estimated to be below



AT&T Mobility • Base Station No. CNU0049
2775 Van Ness Avenue • San Francisco, California

2.7% of the limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 62 feet out from the antenna faces and to much lesser distances above, below, and to the sides; this does not reach the roof of the building or any publicly accessible areas.

9. Describe proposed signage at site.

Due to their mounting locations, the AT&T antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To 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 rooftop, including employees and contractors of the wireless carriers as well as roofers, HVAC workers, and building maintenance staff. No access within 22 feet directly in front of the antennas themselves, such as might occur during maintenance work above the roof, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory warning signs* at the roof access doors and at the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, and marking a “Prohibited Access Area” with red paint stripes on the lower roof, as shown in Figure 1 attached, 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 Nos. E-13026 and M-20676, which expire on June 30, 2015. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

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



**AT&T Mobility • Base Station No. CNU0049
2775 Van Ness Avenue • 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 2775 Van Ness Avenue 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 of authorized personnel and posting explanatory signs is recommended to establish compliance with occupational exposure limitations.



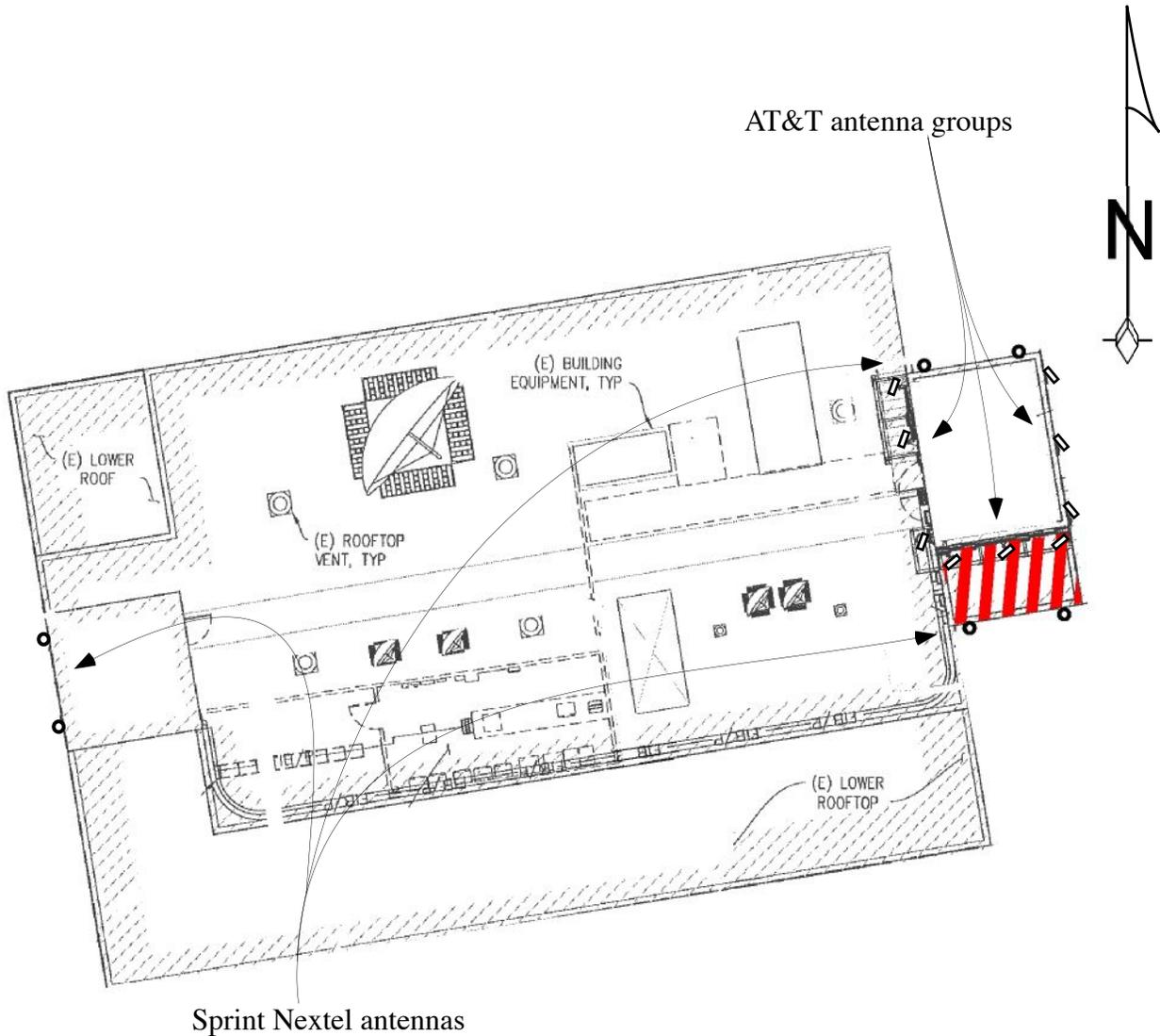
William F. Hammett, P.E.

707/996-5200

December 26, 2013

AT&T Mobility • Base Station No. CNU0049
2775 Van Ness Avenue • San Francisco, California

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



Notes:
Base drawing from Streamline Engineering and Design, Inc., dated November 29, 2013.
“Prohibited Access Area” should be marked with red paint stripes, and explanatory warning signs should be posted outside the areas, readily visible to authorized workers needing access. See text.



Review of Cellular Antenna Site Proposals

Project Sponsor : AT&T Wireless **Planner:** Omar Masry
RF Engineer Consultant: Hammett and Edison **Phone Number:** (707) 996-5200
Project Address/Location: 2775 Van Ness Av
Site ID: 56 **SiteNo.:** CNU0049

The following information is required to be provided before approval of this project can be made. These information requirements are established in the San Francisco Planning Department Wireless Telecommunications Services Facility Siting Guidelines dated August 1996. In order to facilitate quicker approval of this project, it is recommended that the project sponsor review this document before submitting the proposal to ensure that all requirements are included.

- X 1. The location of all existing antennas and facilities. Existing RF levels. (WTS-FSG, Section 11, 2b)
 Existing Antennas No Existing Antennas: 12
- X 2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from the approved antennas. (WTS-FSG Section 11, 2b)
 Yes No
- X 3. The number and types of WTS within 100 feet of the proposed site and provide estimates of cumulative EMR emissions at the proposed site. (WTS-FSG, Section 10.5.2)
 Yes No
- X 4. Location (and number) of the Applicant's antennas and back-up facilities per building and number and location of other telecommunication facilities on the property (WTS-FSG, Section 10.4.1a)
- X 5. Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to the application (WTS-FSG, Section 10.4.1c)
 Maximum Power Rating: 8920 watts.
- X 6. The total number of watts per installation and the total number of watts for all installations on the building (roof or side) (WTS-FSG, Section 10.5.1).
 Maximum Effective Radiant: 8920 watts.
- X 7. Preferred method of attachment of proposed antenna (roof, wall mounted, monopole) with plot or roof plan. Show directionality of antennas. Indicate height above roof level. Discuss nearby inhabited buildings (particularly in direction of antennas) (WTS-FSG, Section 10.41d)
- X 8. Report estimated ambient radio frequency fields for the proposed site (identify the three-dimensional perimeter where the FCC standards are exceeded.) (WTS-FSG, Section 10.5) State FCC standard utilized and power density exposure level (i.e. 1986 NCRP, 200 μw/cm²)
 Maximum RF Exposure: 0.004 mW/cm² Maximum RF Exposure Percent: 0.72
- X 9. Signage at the facility identifying all WTS equipment and safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards. (WTS-FSG, Section 10.9.2). Discuss signage for those who speak languages other than English.
 Public_Exclusion_Area Public Exclusion In Feet: 62
 Occupational_Exclusion_Area Occupational Exclusion In Feet: 22

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

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

Comments:

There are 6 antennas operated by AT&T Wireless installed on the roof top of the building at 2775 Van Ness Avenue. Existing RF levels at ground level were around 2% of the FCC public exposure limit. Also located at this site are antennas used by Sprint. AT&T Wireless proposes to remove the 6 existing antennas and install 9 new antennas. The antennas will be mounted at a height of about 125 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.004 mW/sq cm., which is 0.72% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 62 feet and does not reach any publicly accessible areas. However, this does include a portion of the lower rooftop below the south facing antennas. This prohibited access area should be marked with red striping on the rooftop. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Workers should not have access to within 22 feet of the front of the antennas while they are in operation.

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

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

1 Hours spent reviewing

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

Signed:



Dated: 1/2/2014

Patrick Fosdahl

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

AT&T Mobility Conditional Use Permit Application
2775 VAN NESS AVE, San Francisco

STATEMENT OF MICHAEL CANIGLIA

I am AT&T's radio frequency manager with respect to the proposed wireless communications facility at 2775 VAN NESS AVE, San Francisco (the "Property"). Based on my personal knowledge of the Property and with AT&T's wireless network, as well as my review of AT&T's records with respect to the Property and its wireless telecommunications facilities in the surrounding area, I have concluded that the work associated with this permit request is needed to close a significant service coverage gap in the area roughly bordered by Lombard and Greenwich Streets, Imperial and Van Ness Avenues.

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

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

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

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

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

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

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

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

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

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

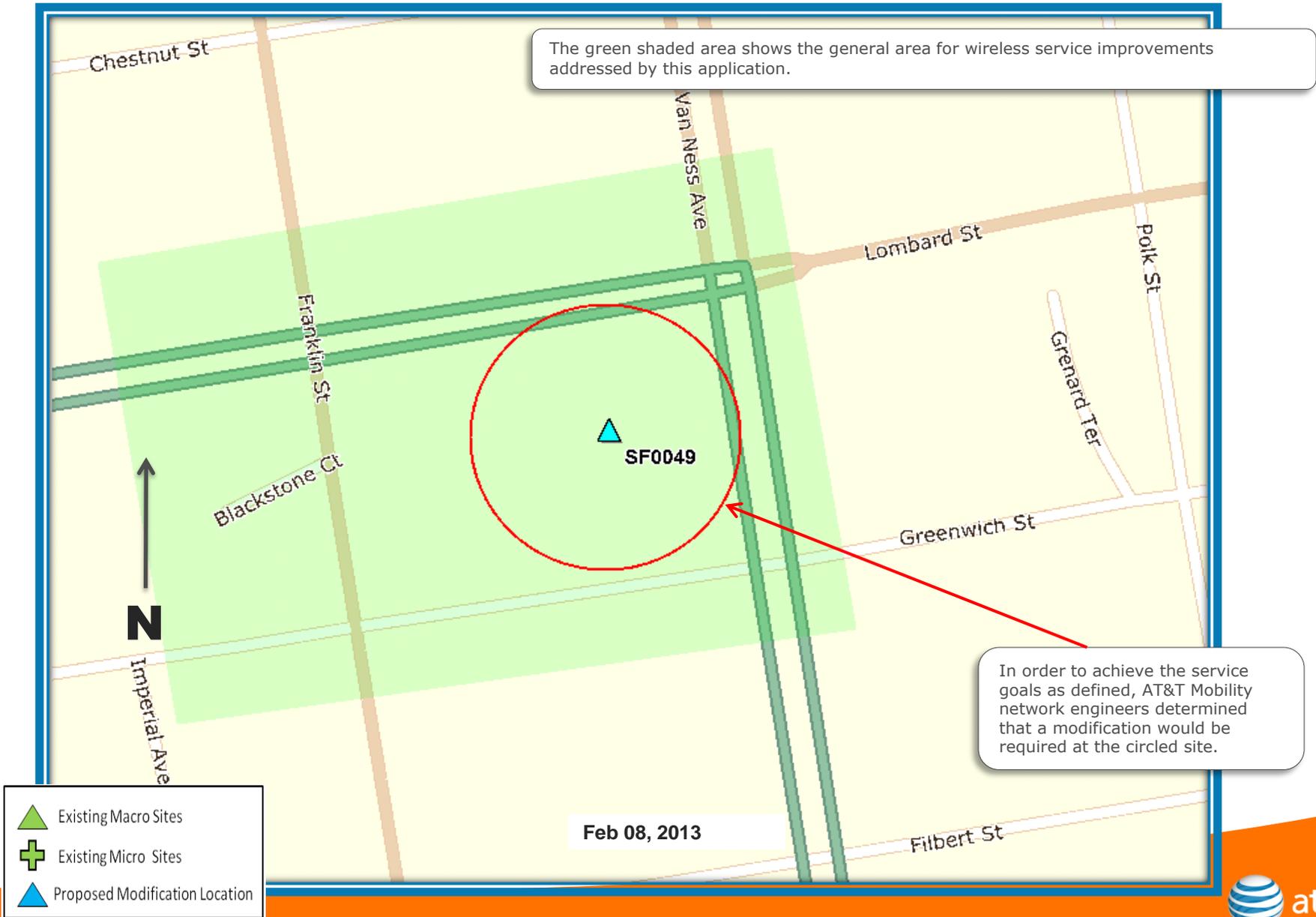
Michael Caniglia



28 February 2013

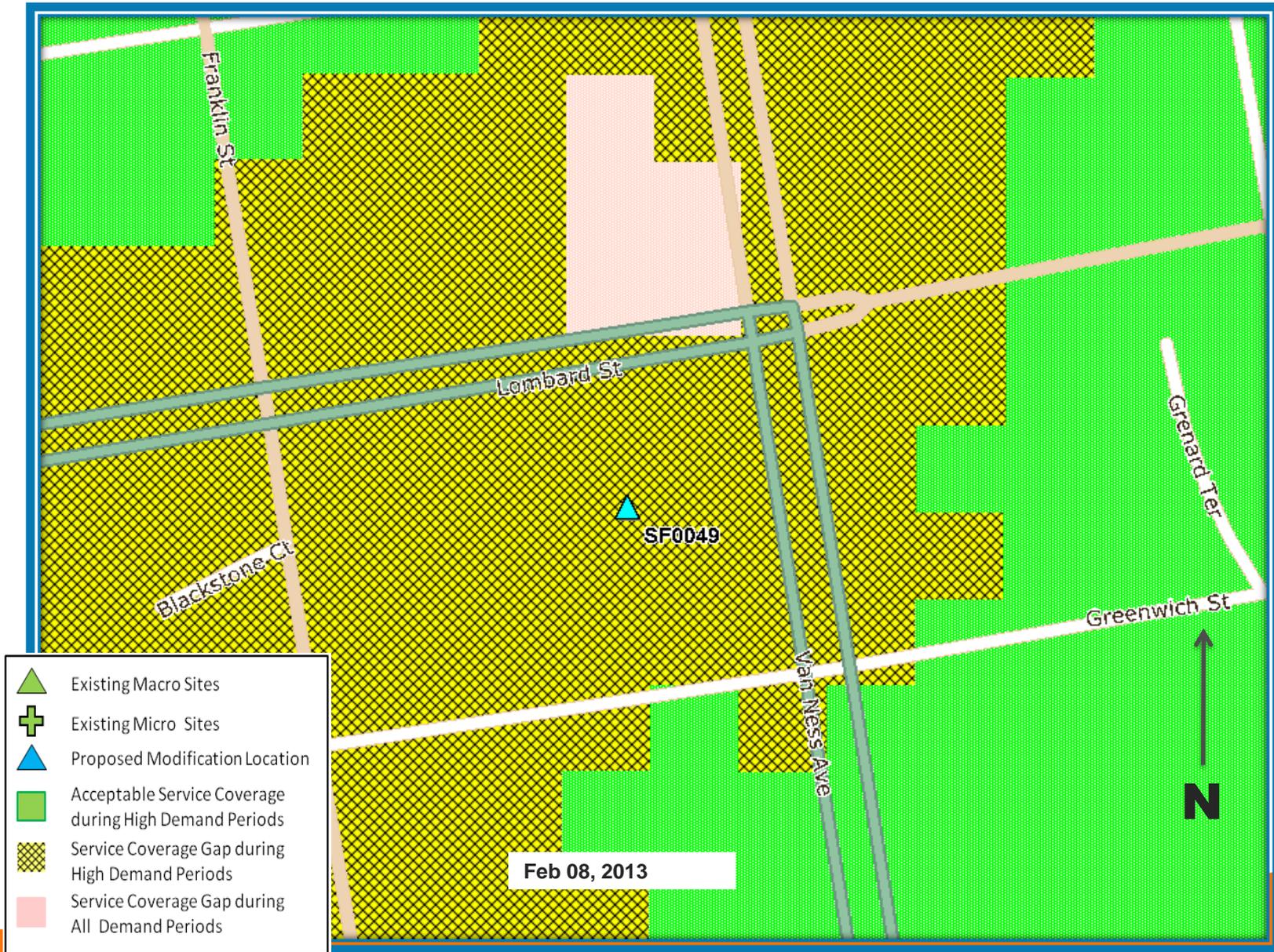
Service Improvement Objective (SF0049)

2775 VAN NESS AVE



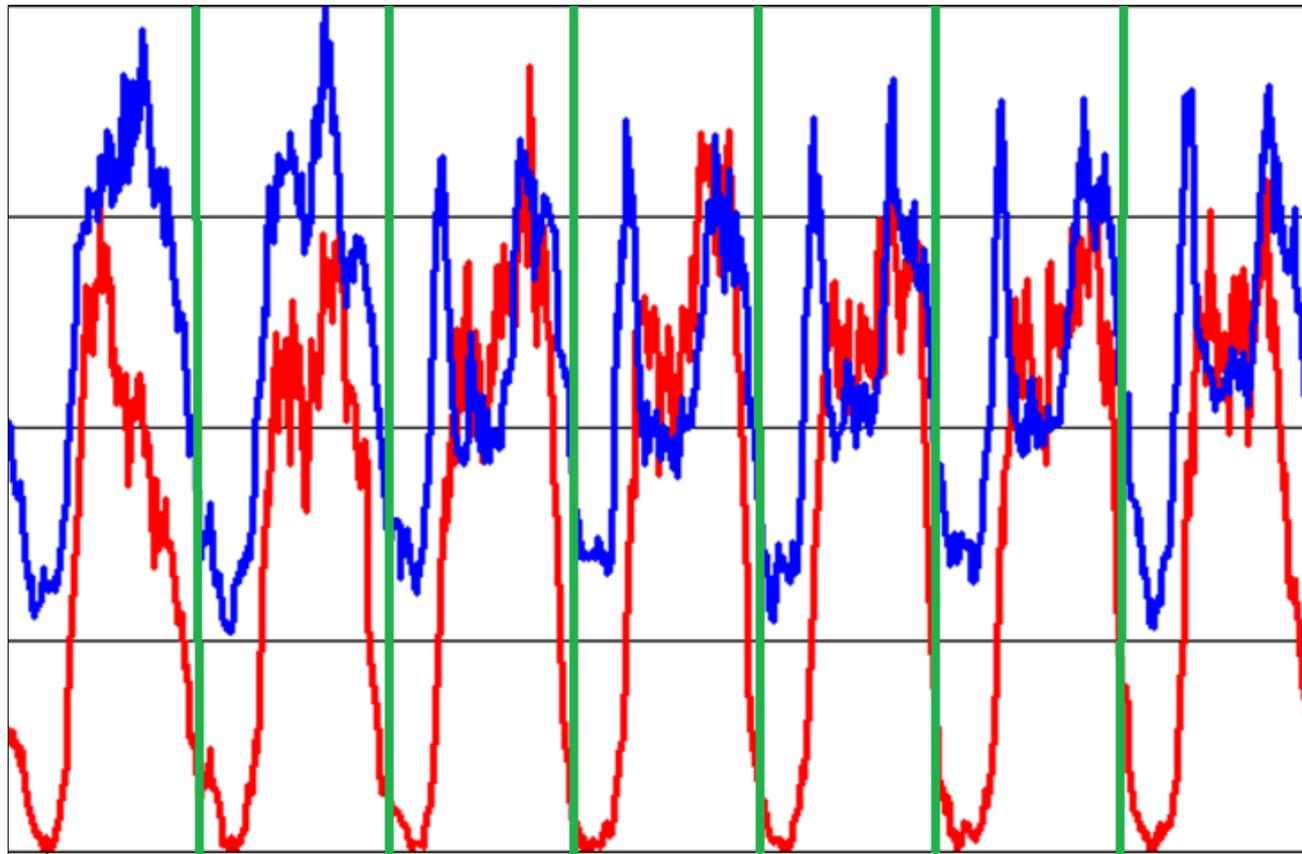
Proposed Antenna Modification at 2775 VAN NESS AVE (SF0049)

Service Area BEFORE Modification is constructed



Current 7-Day Traffic Profile for the Location of SF0049

— Data Traffic
— Voice Traffic

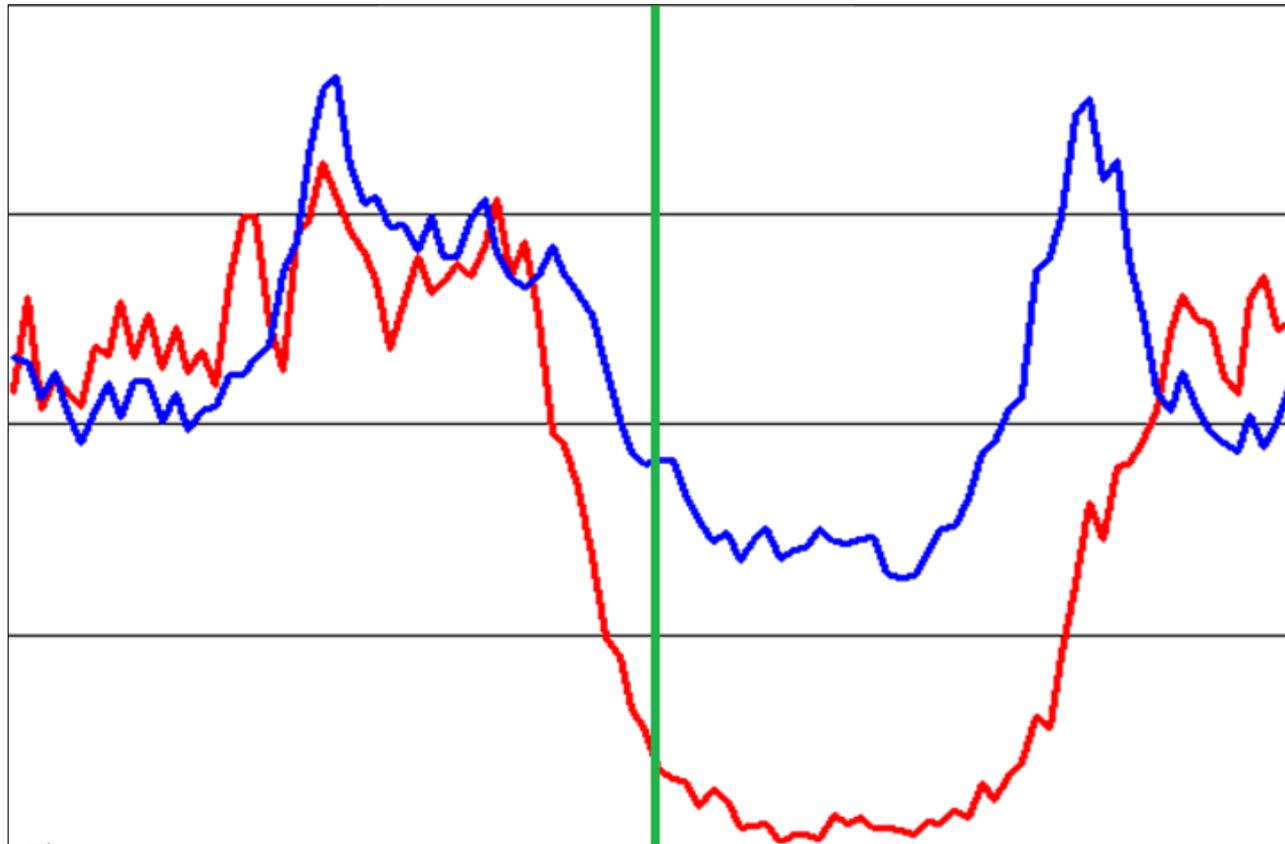


Monday

Sunday

Current 24-Hour Traffic Profile for the Location of SF0049

— Data Traffic
— Voice Traffic



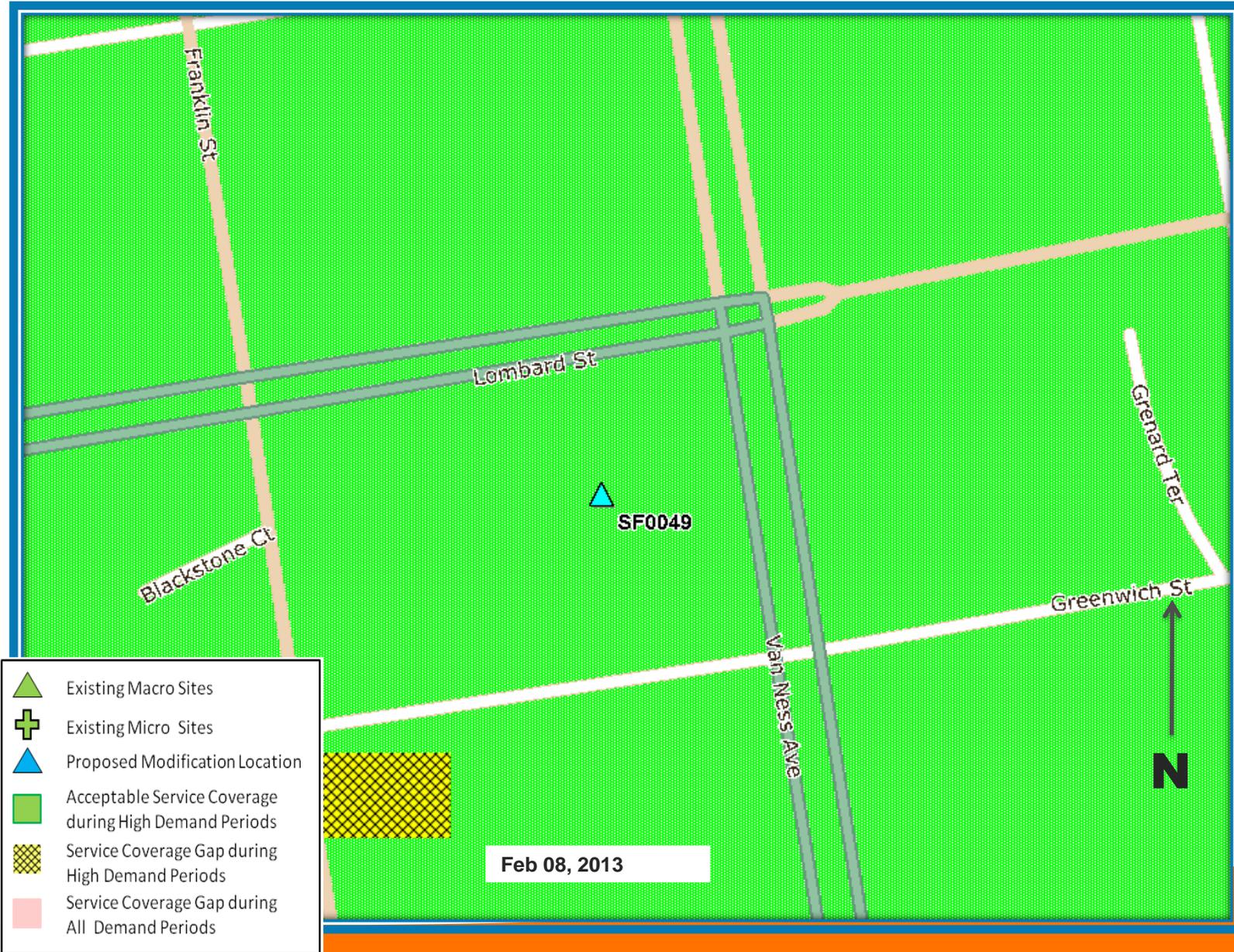
Noon

Midnight

Noon

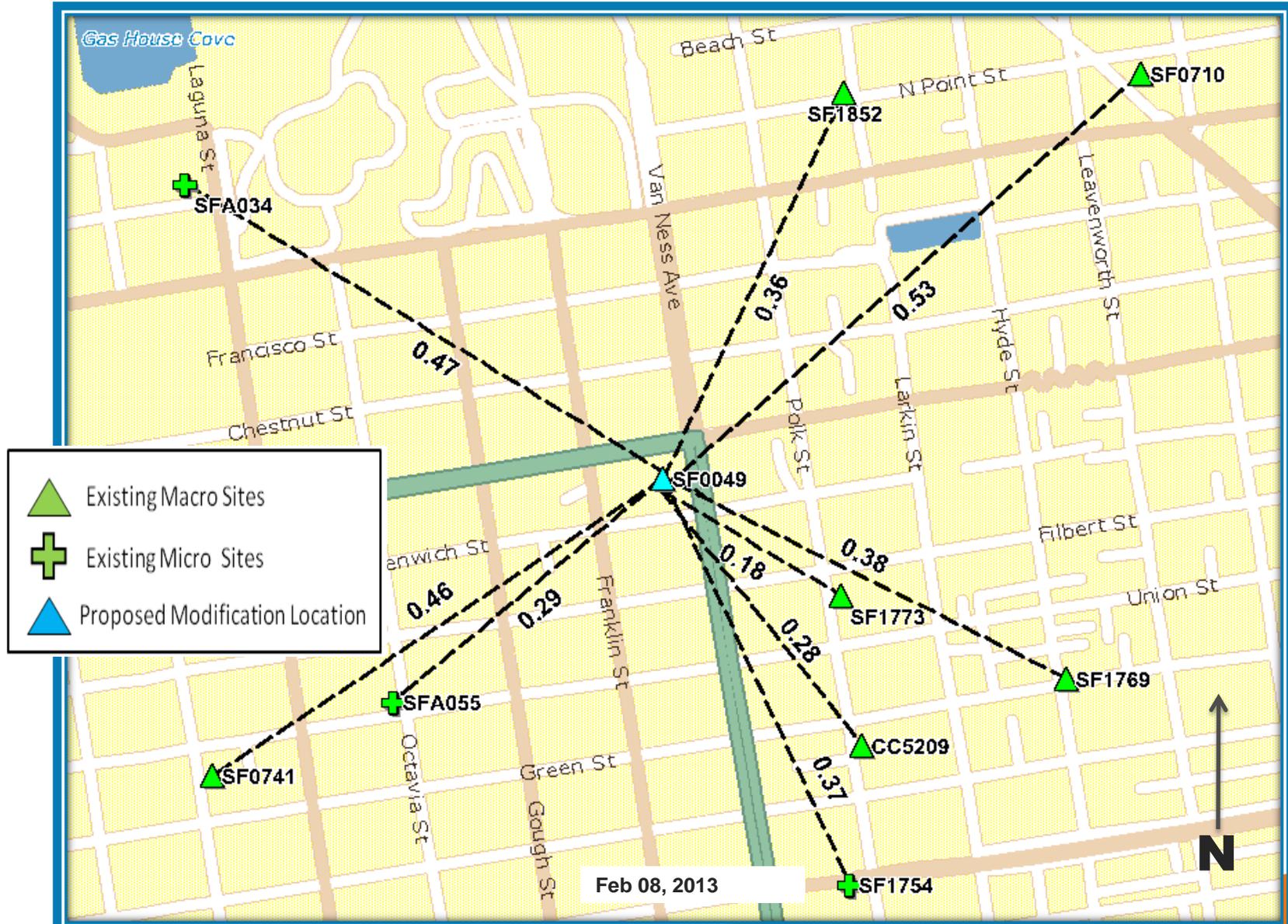
Proposed Antenna Modification at 2775 VAN NESS AVE (SF0049)

Service Area AFTER Modification is constructed



Existing Surrounding Sites at 2775 VAN NESS AVE

SF0049



Feb 08, 2013



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

August 6, 2013

Omar Masry, Planner
San Francisco Department of Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Community Meeting for proposed modification to an AT&T Mobility facility at 2775 Van Ness

Dear Omar,

On August 6, 2013, AT&T Mobility conducted a community meeting regarding the proposed modification to the wireless facility at 2775 Van Ness Avenue. The attached notification announced the community meeting was to be held at the Moscone Recreation Center on 1800 Chestnut Street at 6:30 pm. Notice of the community meeting was mailed to 1,561 building owners and tenants within 500 feet of the proposed installation and to 19 neighborhood organizations. A copy of the notice was displayed outside the meeting location and at the proposed site prior to the meeting.

I conducted the meeting on behalf of AT&T Mobility as the project sponsor along with Boe Hayward of AT&T External Affairs. Bill Hammett of Hammett and Edison, Inc. a third party independent licensed radio frequency engineer by the State of California was there to answer any questions regarding the radio frequency report for the proposed site. Luis Cuadra with Berg Davis Public Affairs was also in attendance. Three community members attended the meeting.

Boe began the meeting introducing the team and explaining the need for the upgrade. I followed and explained the planning process and reviewed the proposed design. I also described possible redesigns to the proposed facility to potentially façade mount the new sector of antennas as part of the concurrent Planning Department review.

The three community members that attended the meeting were family members and lived 1.5 blocks from the site. Their concerns were all EMF related.

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

Sincerely,

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



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

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

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

2. The meeting was conducted at 1800 Chestnut Street
(Meeting Location)

on August 6, 2013 from 6:30pm – 7:30pm.
(Date) (Time)

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

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

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

EXECUTED ON THIS DAY, August 6, 2013 IN SAN FRANCISCO

Signature

Eric Lentz
Name (type or print)

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

2775 Van Ness Avenue
Project Address



2775 Van Ness Avenue Community Meeting
August 6, 20132775 Van Ness Avenue Community Meeting

Name	Address	Phone/Email
Stephanie Jui	415-392-4584	
Pamela Jui	(415) 392-4584	

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 2775 Van Ness Street

Meeting Information

Date: Tuesday August 6, 2013
Time: 6:30 p.m.
Where: Moscone Recreation Center
1800 Chestnut Street
San Francisco, CA 94123

Site Information

Address: 2775 Van Ness Avenue
Block/Lot: 0503/030
Zoning: RC-3

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 2775 Van Ness 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 six (6) panel antennas on the top floor of an existing hotel. AT&T proposes to modify the existing site by replacing two (2) of the existing antennas with new antennas and adding three (3) new 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 Moscone Recreation Center at 1800 Chestnut Street on Tuesday, August 6, 2013, at 6:30 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 Omar Masry, 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, August 7, 2013 and we will make every effort to provide you with an interpreter.

AVISO PAR REUNIÓN 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 2775 Van Ness Street

Información sobre la reunión

Fecha: Martes 6 de agosto de 2013
Hora: 6:30 p.m.
Dónde: Moscone Recreation Center
1800 Chestnut Street
San Francisco, CA 94123

Información sobre el sitio

Dirección: 2775 Van Ness Avenue
Block/Lot: 0503/030
Zoning: RC-3

Solicitante

AT&T Mobility

Información de la persona de contacto

AT&T Mobility Hotline
(415) 646-0972

AT&T Mobility ha propuesto modificar una instalación existente de comunicaciones inalámbricas en el 2775 Van Ness Street que AT&T Mobility necesita como parte de su red inalámbrica de 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 seis (6) antenas de panel en el piso superior de un hotel existente. AT&T propone modificar el sitio existente reemplazando dos (2) de las actuales antenas con antenas nuevas y añadiendo tres (3) nuevas 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 el Moscone Recreation Center, situado en el 1800 Chestnut Street, el martes 6 de agosto de 2013 a las 6:30 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 Omar Masry, planificador 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 7 de agosto de 2013, y haremos todo lo posible por proporcionarle un intérprete.

關於改裝區內一現有無線電通訊設施建議的社區會議通知

致：Van Ness 街 2775 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 8 月 6 日（星期二）
時間：下午 6:30
地點：Moscone Recreation Center
1800 Chestnut Street
San Francisco, CA 94123

設施地點資料

地址：2775 Van Ness Avenue
街段/地段：0503/030
劃區：RC-3

申請公司

AT&T Mobility

聯絡人

AT&T Mobility Hotline
(415) 646-0972

AT&T Mobility 建議改裝現位於 Van Ness 街 2775 號的一座無線電通訊設施，AT&T Mobility 需要該設施作為其三藩市無線電通訊網絡的一部份。該現有 AT&T Mobility 地點無需人手操作，包括一現有酒店頂樓的六 (6) 條天線。AT&T 建議改裝該現有地點：更換兩 (2) 條現有天線，並加裝三 (3) 條新天線。會上將有設計圖及照片供與會者參考。我們誠意邀請您出席將於 2013 年 8 月 6 日星期二下午 6:30 在 Moscone Recreation Center (地址：1800 Chestnut Street) 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，AT&T Mobility 將有專人回覆你的來電；若對三藩市規劃許可程序有任何疑問，請致電 (415) 575-9116 或寄電郵致 omar.masry@sfgov.org 與三藩市規劃部 (City of San Francisco Planning Department) Omar Masry 聯絡。

註：如需翻譯人員在會上提供協助，請於 2013 年 8 月 7 日下午 5:00 前致電 (415) 646-0972 與本辦事處聯絡，我們會儘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

February 13, 2014

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

Dear Tedi:

As you 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 proposed modifications to its base station located at 2775 Van Ness Avenue (Site No. CNU0049). 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 has installed six directional panel antennas in groups of three on the sides of the elevator penthouse above the roof of the eleven-story hotel located at 2775 Van Ness Avenue. It is proposed to replace those antennas with nine Andrew Model SBNHH-1D65A directional panel antennas. The antennas would be mounted with up to 14° downtilt at an effective height of about 124½ feet above ground, 14½ feet above the main roof toward the west and 4 feet above a lower roof toward the south, and would be oriented in groups of three toward 50°T, 140°T, and 290°T. The maximum effective radiated power proposed by AT&T in any direction is 8,920 watts, representing simultaneous operation at 2,200 watts for WCS, 5,030 watts for PCS, 1,020 watts for cellular, and 670 watts for 700 MHz service.

AT&T provided for review two coverage maps, dated February 10, 2014, attached for reference. The maps show AT&T's cellular UMTS (850 MHz) indoor coverage in the area before and after the site is operational. Both the before and after UMTS maps show three levels of coverage, which AT&T colors and defines as follows:

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

We undertook a two-step process in our review. As a first step, we obtained information from AT&T on the software and the service thresholds that were used to generate its coverage maps. This carrier uses commercially available software to develop its coverage maps. The thresholds

Theadora K. Vriheas, Esq., page 2
February 13, 2014

that AT&T uses to determine acceptable coverage are in line with industry standards, similar to the thresholds used by other wireless service providers.

As a second step, we conducted our own drive test to measure the actual AT&T UMTS signal strength in the vicinity of the proposed site. Our fieldwork was conducted on February 11, 2014, between 1:00 PM and 2:00 PM.

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

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

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

Sincerely yours,



William F. Hammett, P.E.

tm

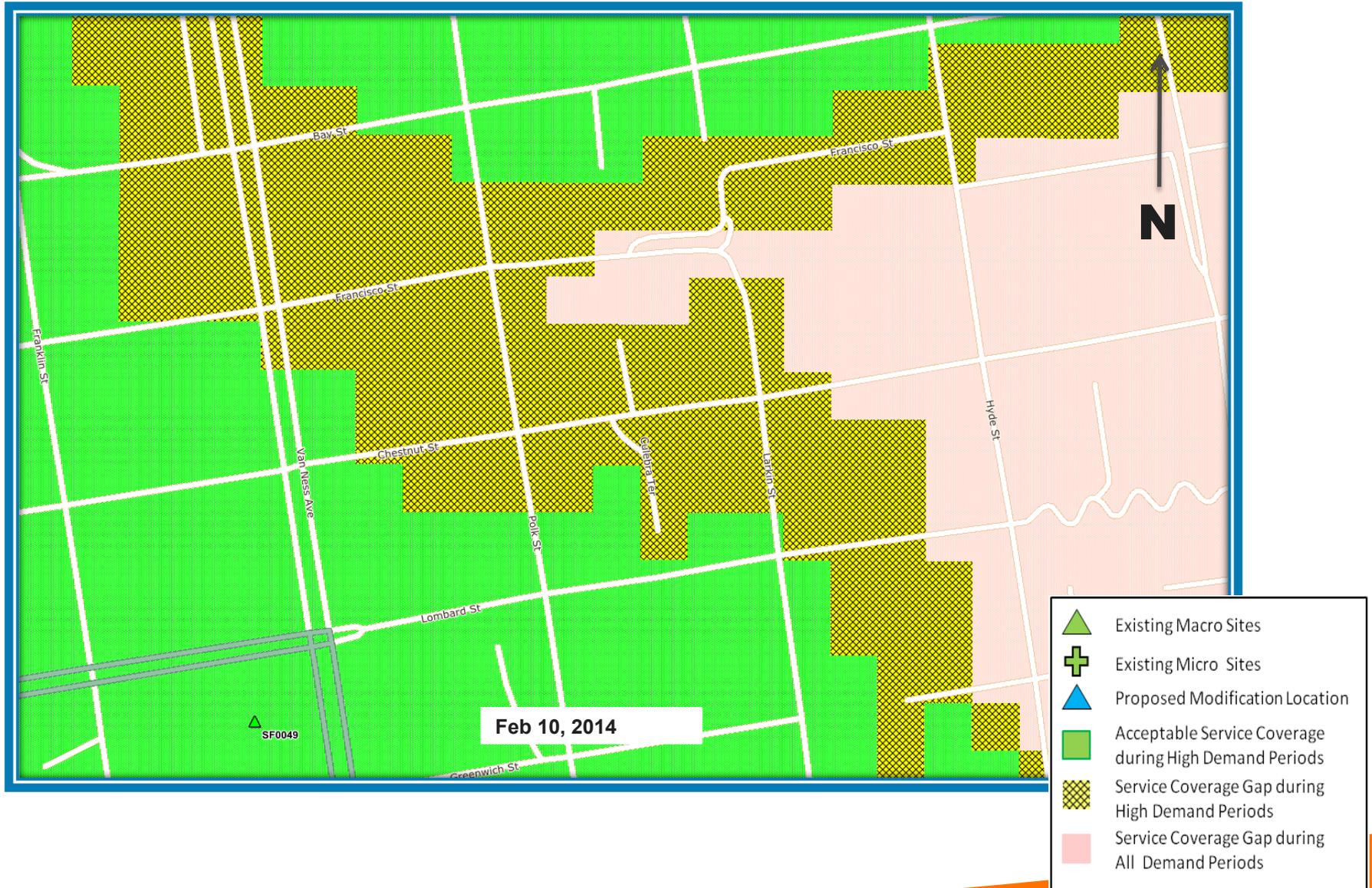
Enclosures

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



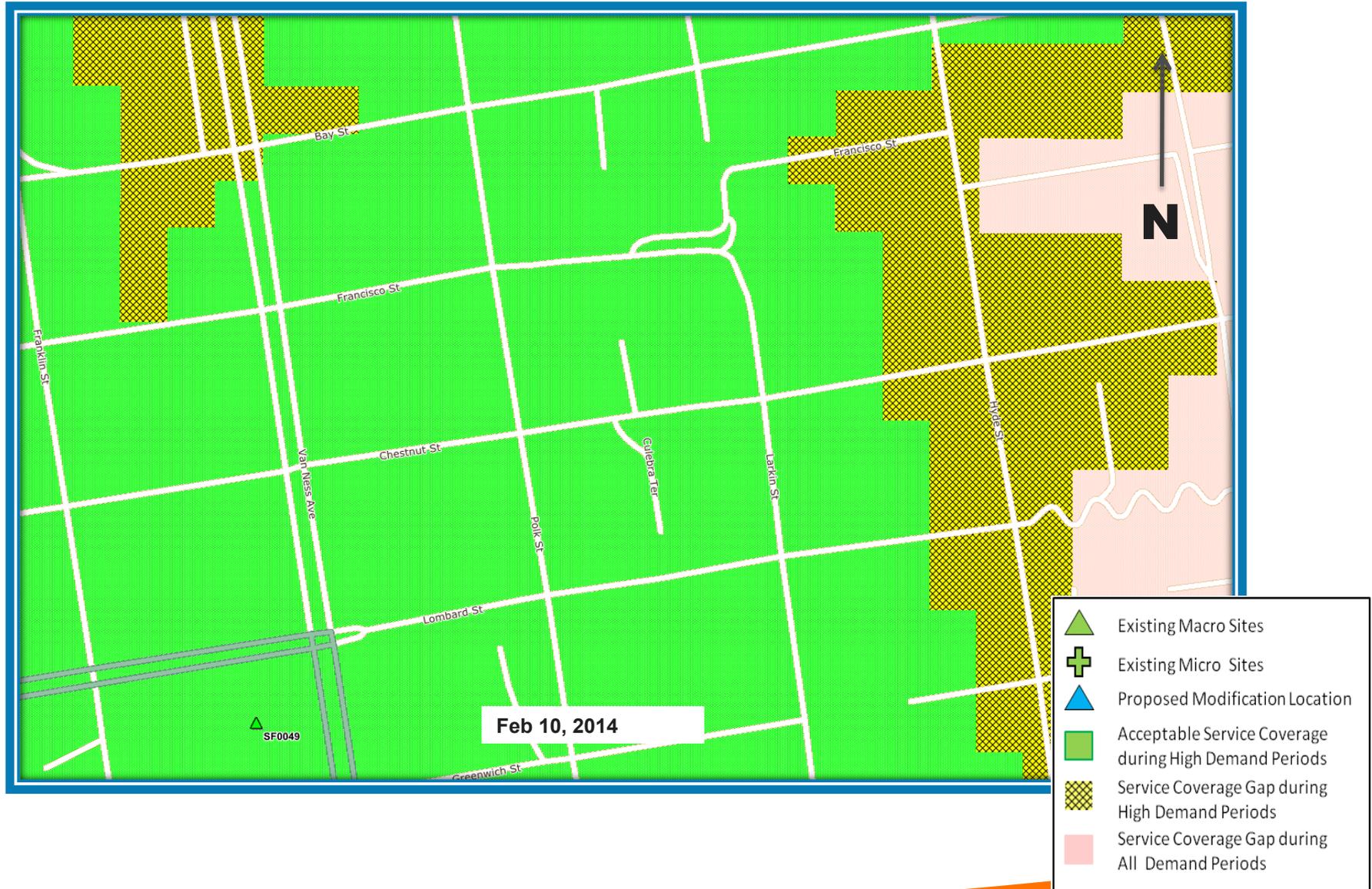
Proposed Antenna Modification at 2775 VAN NESS AVE (SF0049)

Service Area BEFORE Modification is constructed



Proposed Antenna Modification at 2775 VAN NESS AVE (SF0049)

Service Area AFTER Modification is constructed





at&t

MARINA CNU0049 / CCL00049

CU#: 2013.0518C
 LTE #: CCL00049
 UMTS#: CNU0049
 GSM#: SF0049
 FA LOCATION#: 10087990
 USID#: 12712
 RFDS#: 12/03/13_V10.06.02

MARINA

CNU0049 / CCL00049
 2775 VAN NESS AVE
 SAN FRANCISCO, CA 94109

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	07/12/13	CLIENT REV	M.D.
	08/05/13	CLIENT REV	H.H.
	08/13/13	CLIENT REV	H.H.
	11/29/13	CLIENT REV	J.S.
	12/06/13	ZD 100%	J.S.
	01/08/14	CLIENT REV	C.C.

DRAWN BY: K. PURDY

CHECKED BY: C. MATHISEN

APPROVED BY: -

DATE: 01/08/14

PROJECT DESCRIPTION

A MODIFICATION TO AN (E) AT&T UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF REMOVING & REPLACING (6) (E) AT&T ANTENNAS W/ (6) (P) AT&T ANTENNAS. ADDING (3) (P) AT&T ANTENNAS, (16) (P) RRUS-11 UNITS, (3) (P) SURGE SUPPRESSORS, & (6) (P) A-2 UNITS. ALSO REMOVING & REPLACING (2) (E) 3206 RBS CABINETS W/ A (P) 19" RACK W/ (4) (P) 6601 RBS UNITS.

VICINITY MAP



CODE COMPLIANCE

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

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

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

HANDICAP REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, TITLE 24 PART 2, SECTION 1105B.3.4.2, EXCEPTION 1

PROJECT INFORMATION

SITE NAME:	MARINA	SITE #:	CNU0049 / CCL00049
COUNTY:	SAN FRANCISCO	JURISDICTION:	CITY OF SAN FRANCISCO
APN:	0503-030	POWER:	PG&E
SITE ADDRESS:	2775 VAN NESS AVE SAN FRANCISCO, CA 94109	TELEPHONE:	AT&T
CURRENT ZONING:	RC-3 (RESIDENTIAL /COMMERCIAL/ MEDIUM DENSITY)		
CONSTRUCTION TYPE:	I, NO SPRINKLERS		
OCCUPANCY TYPE:	R-1/B		
PROPERTY OWNER:	COMFORT INN & SUITES 10770 COLUMBIA PIKE, STE 20 SILVER SPRING, MD 20901		
APPLICANT:	AT&T 430 BUSH ST, 5TH FLOOR SAN FRANCISCO, CA 94108		
LEASING CONTACT:	ATTN: LORRIE BILLALON (510) 825-8889		
ZONING CONTACT:	ATTN: ERIC LENTZ (805) 895-4394		
CONSTRUCTION CONTACT:	ATTN: CHRISTOPHER KA'AHANUI (702) 224-4308		
LATITUDE:	N 37° 48' 03.42" NAD 83		
LONGITUDE:	W 122° 25' 29.66" NAD 83		
AMSL:	± 103'		

DRIVING DIRECTIONS

FROM: 430 BUSH ST, 5TH FLOOR, SAN FRANCISCO, CA 94108
 TO: 2775 VAN NESS AVE, SAN FRANCISCO, CA 94109

- | | |
|--|--------|
| 1. HEAD EAST ON BUSH ST TOWARD CLAUDE LN | 210 FT |
| 2. TAKE THE 1ST LEFT ONTO KEARNY ST | 344 FT |
| 3. TAKE THE 1ST LEFT ONTO PINE ST | 1.1 MI |
| 4. TURN RIGHT ONTO FRANKLIN ST | 0.8 MI |
| 5. TURN RIGHT ONTO LOMBARD ST | 459 FT |
| 6. TAKE THE 1ST RIGHT ONTO VAN NESS AVE | 56 FT |

END AT: 2775 VAN NESS AVE, SAN FRANCISCO, CA 94109

ESTIMATED TIME: 50 MINUTES ESTIMATED DISTANCE: 39.62 MILES

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE	-
A-1	SITE PLAN	-
A-2	(E) & (P) EQUIPMENT PLANS	-
A-3	(E) ANTENNA PLAN	-
A-4	(P) ANTENNA PLAN & DETAILS	-
A-5	ELEVATION	-
A-6	ELEVATIONS	-

APPROVAL

RF
 LEASING
 ZONING
 CONSTRUCTION
 AT&T

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

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at&t
 430 BUSH DR, 5TH FLOOR
 SAN FRANCISCO, CA 94108

SHEET TITLE:

TITLE

SHEET NUMBER:

T-1

MARINA

CNU0049 / CCL00049
 2775 VAN NESS AVE
 SAN FRANCISCO, CA 94109

ISSUE STATUS

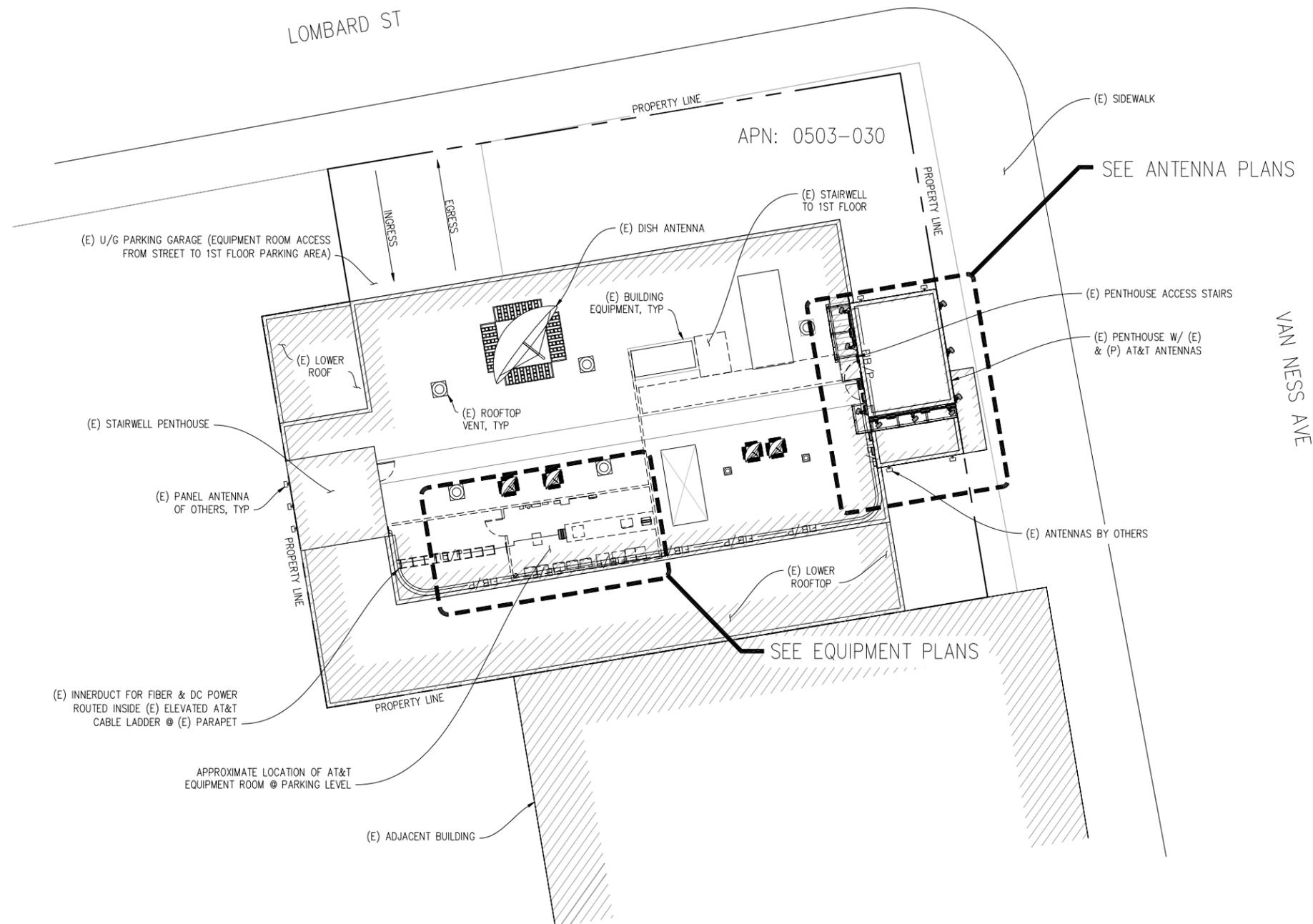
Δ	DATE	DESCRIPTION	BY
	07/12/13	CLIENT REV	M.D.
	08/05/13	CLIENT REV	H.H.
	08/13/13	CLIENT REV	H.H.
	11/29/13	CLIENT REV	J.S.
	12/06/13	ZD 100%	J.S.
	01/08/14	CLIENT REV	C.C.

DRAWN BY: K. PURDY

CHECKED BY: C. MATHISEN

APPROVED BY: -

DATE: 01/08/14



SITE PLAN

1"=10'-0"



NOTE: (E) RF SIGNAGE POSTED AT ALL ANTENNA LOCATIONS

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 PLEASANTON, CA 94588

SHEET TITLE:
 SITE PLAN

SHEET NUMBER:
 A-1

ISSUE STATUS

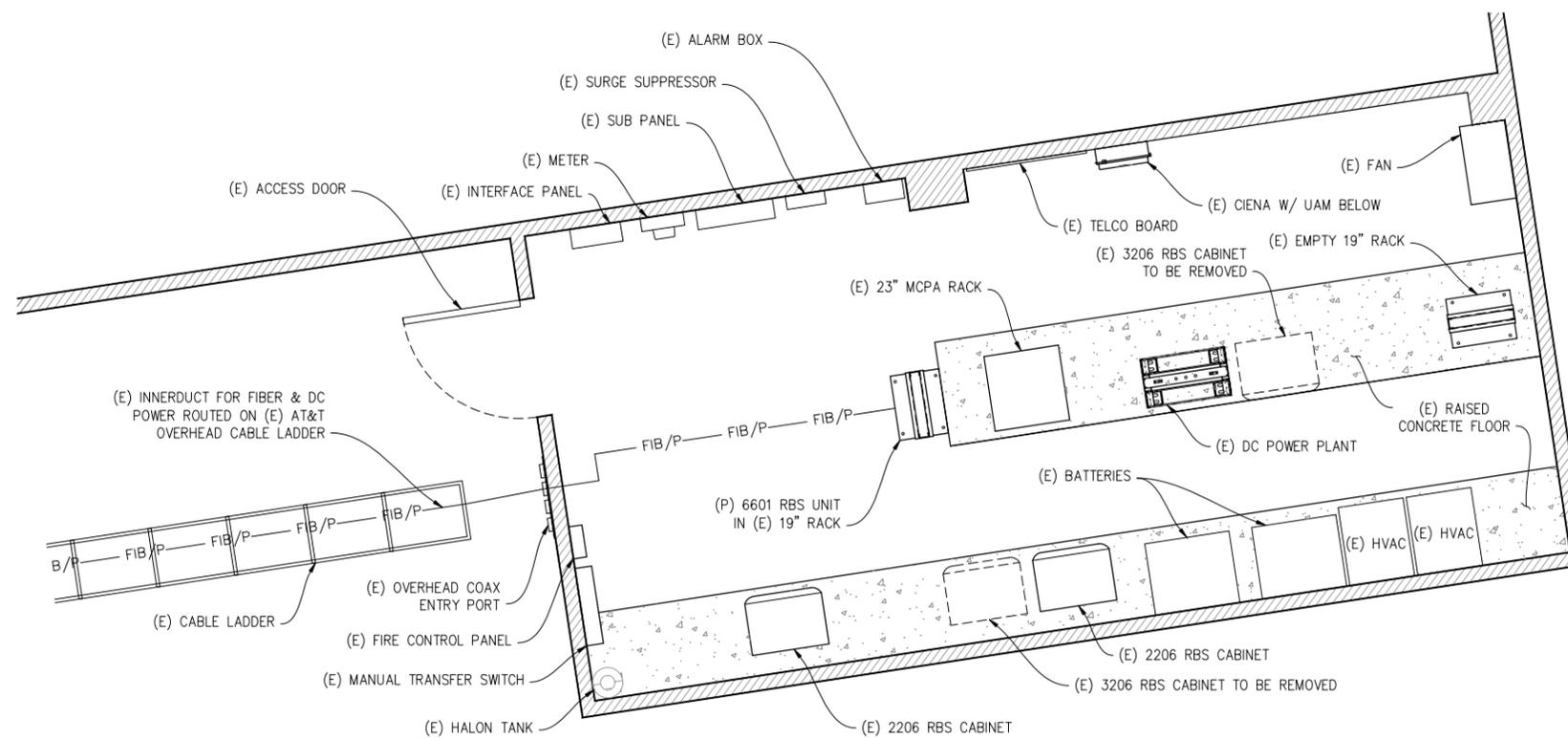
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CHECKED BY: C. MATHISEN
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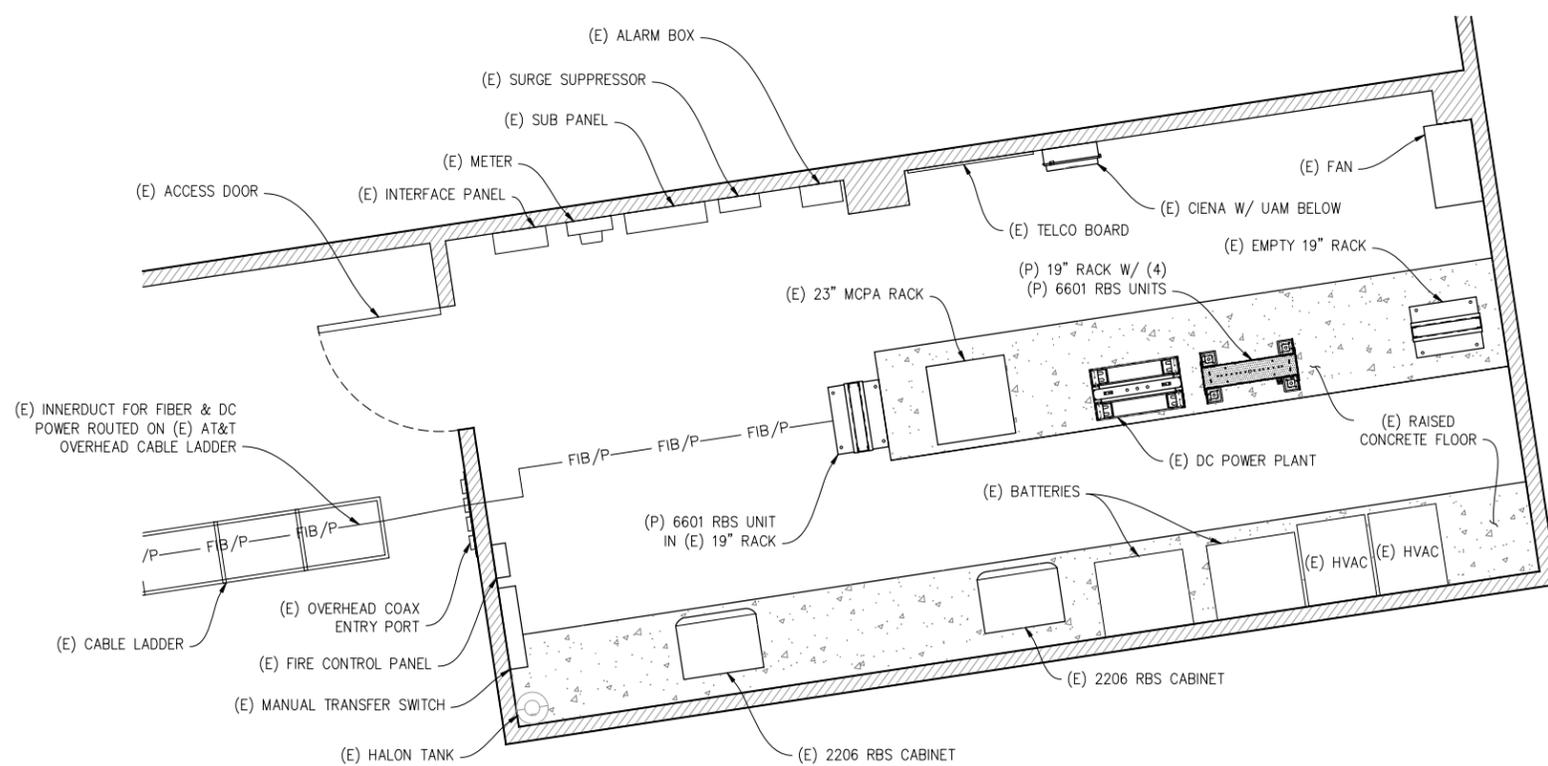
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(E) EQUIPMENT PLAN
1/2" = 1'-0"
0 6" 1' 2' 3' 5' 7' 10'

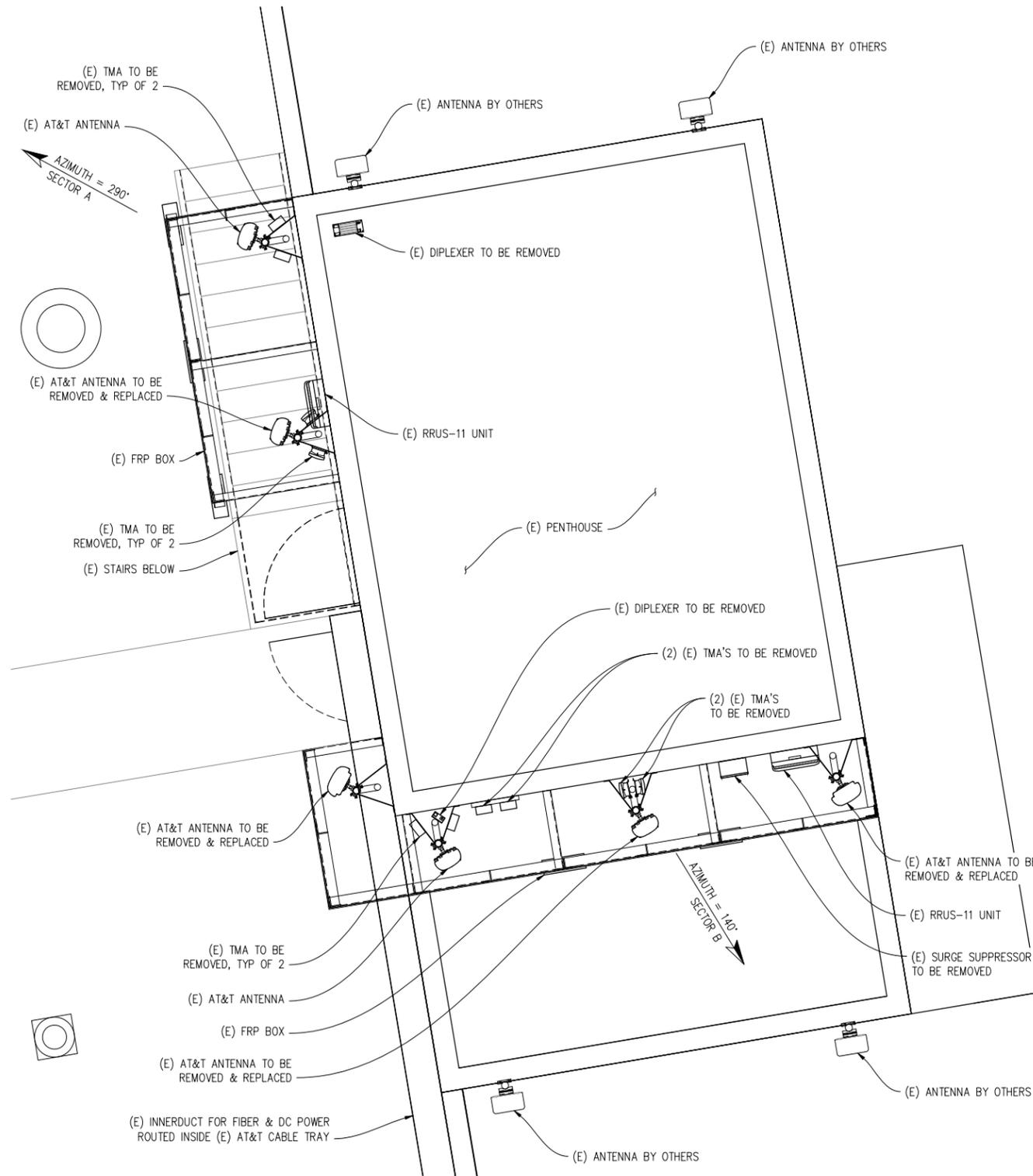


(P) EQUIPMENT PLAN
1/2" = 1'-0"
0 6" 1' 2' 3' 5' 7' 10'

at&t

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

SHEET TITLE:
(E) & (P)
EQUIPMENT PLAN
SHEET NUMBER:
A-2



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

MARINA

CNU0049 / CCL00049
2775 VAN NESS AVE
SAN FRANCISCO, CA 94109

ISSUE STATUS

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SHEET TITLE:
(E) ANTENNA PLAN
SHEET NUMBER:
A-3

ISSUE STATUS

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	12/06/13	ZD 100%	J.S.
	01/08/14	CLIENT REV	C.C.

DRAWN BY: K. PURDY

CHECKED BY: C. MATHISEN

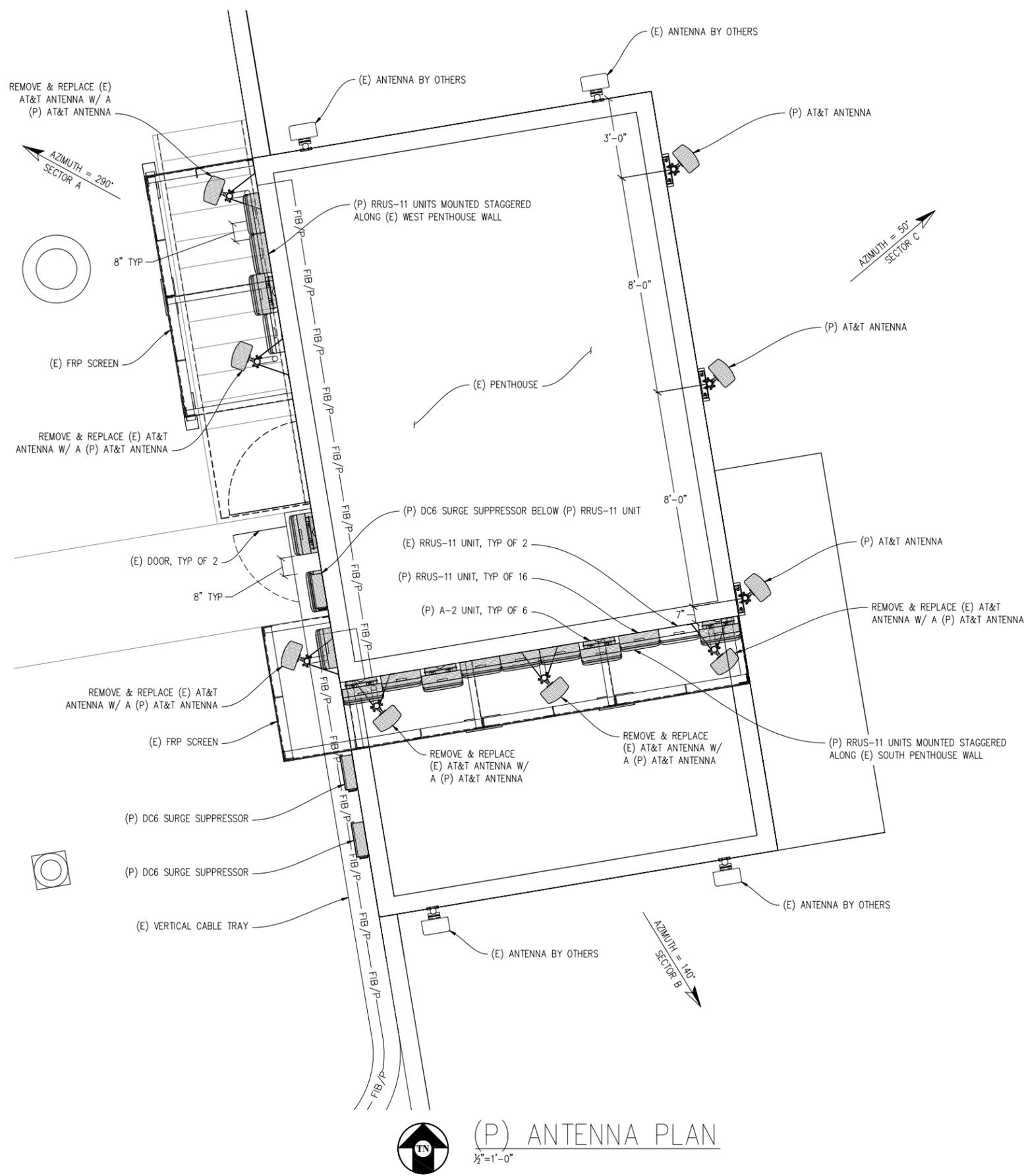
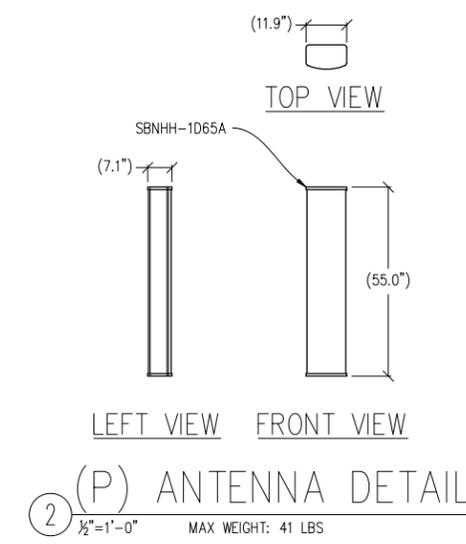
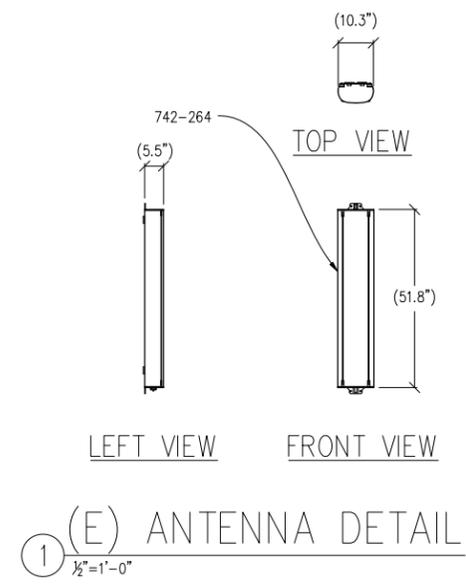
APPROVED BY: -

DATE: 01/08/14

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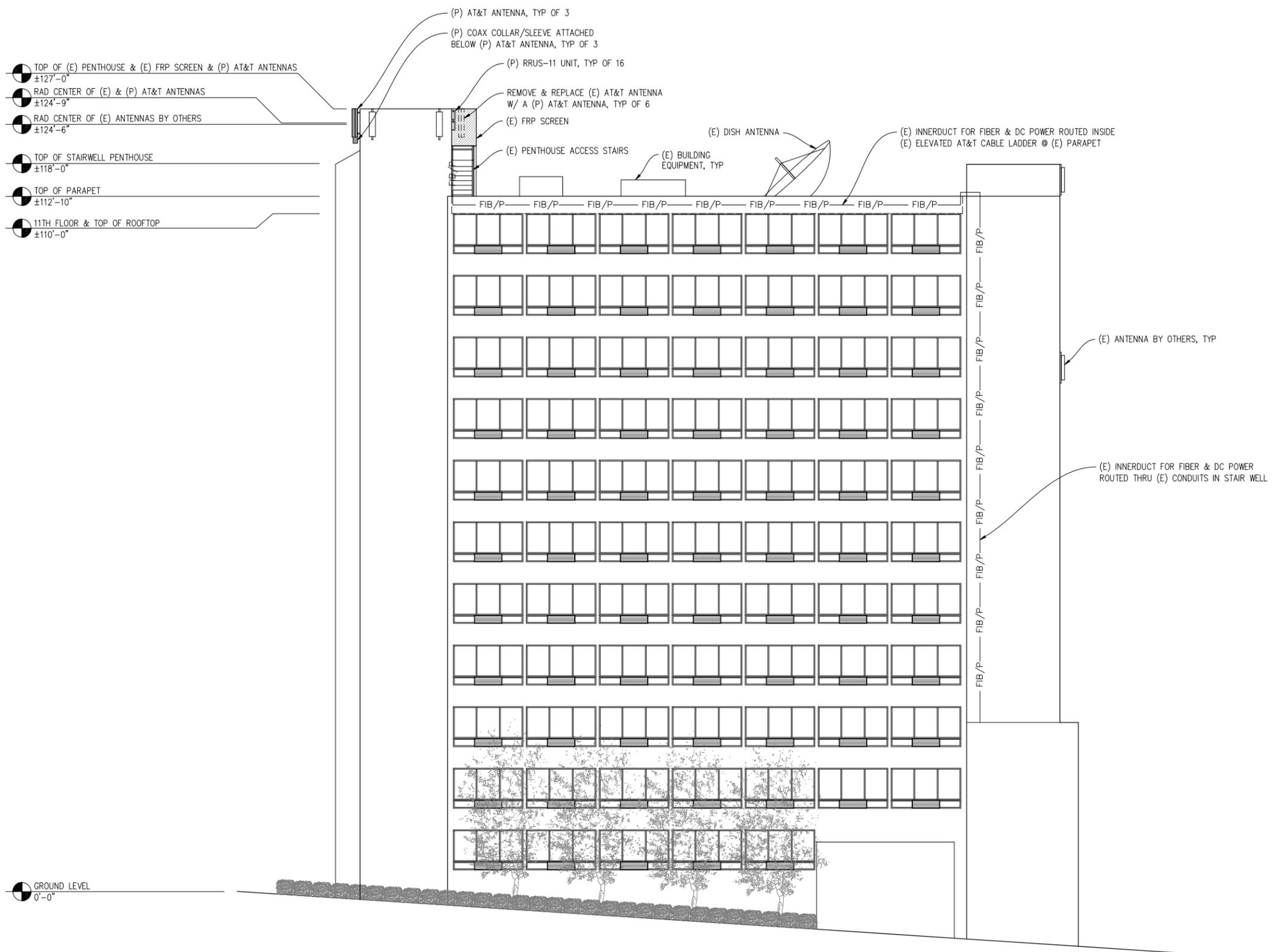


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PLEASANTON, CA 94588

SHEET TITLE:
(P) ANTENNA PLAN & DETAILS

SHEET NUMBER:
A-4



- TOP OF (E) PENTHOUSE & (E) FRP SCREEN & (P) AT&T ANTENNAS
±127'-0"
- RAD CENTER OF (E) & (P) AT&T ANTENNAS
±124'-9"
- RAD CENTER OF (E) ANTENNAS BY OTHERS
±124'-6"
- TOP OF STAIRWELL PENTHOUSE
±118'-0"
- TOP OF PARAPET
±112'-10"
- 11TH FLOOR & TOP OF ROOFTOP
±110'-0"

● GROUND LEVEL
0'-0"

NORTH ELEVATION

1/8" = 1'-0"
NOTE: (P) FRP SCREENS TO BE TEXTURED & PAINTED TO MATCH (E) BUILDING

MARINA

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SAN FRANCISCO, CA 94109

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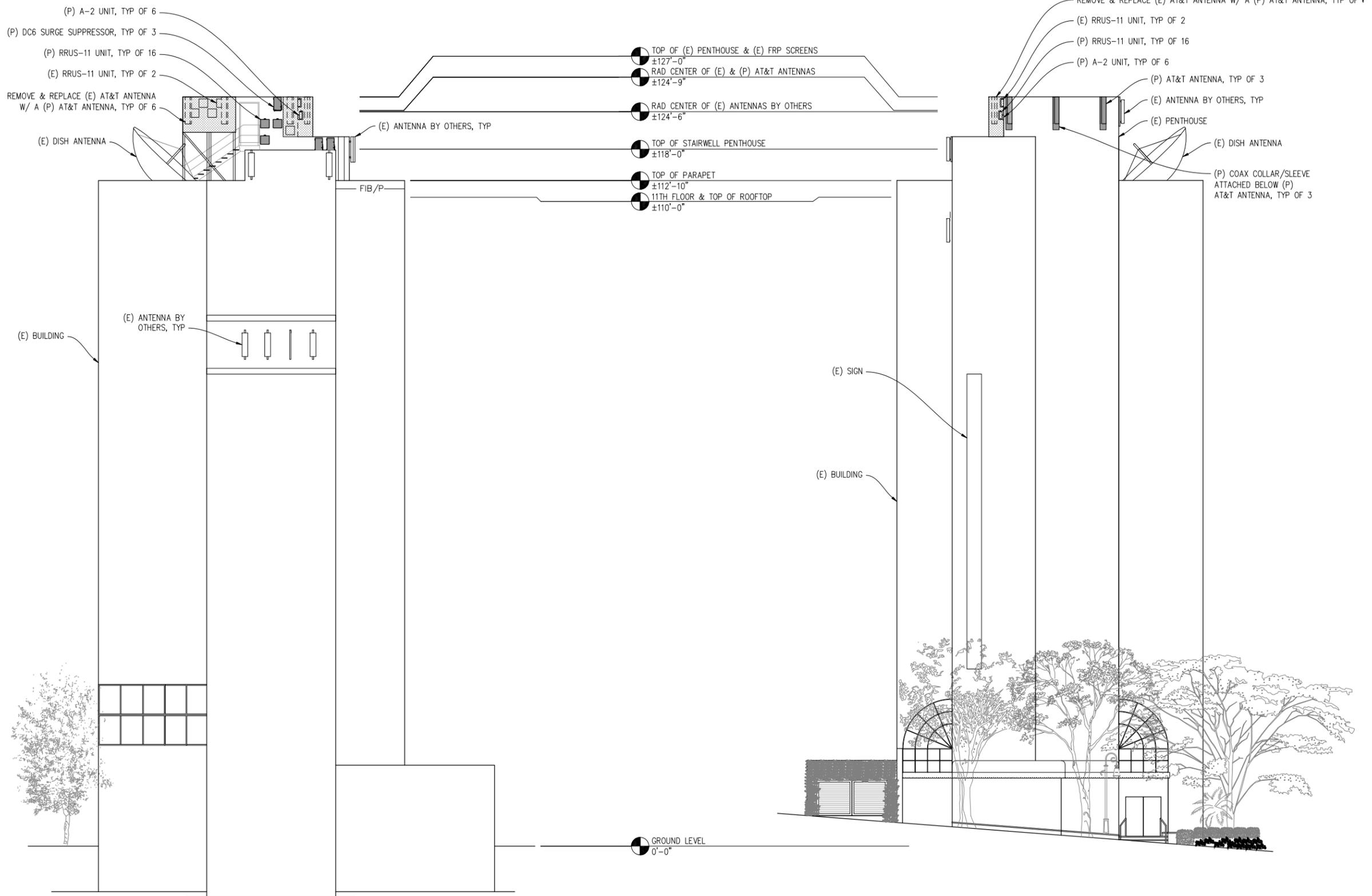
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SHEET TITLE:
ELEVATION

SHEET NUMBER:
A-5



WEST ELEVATION

1/8" = 1'-0"
 NOTE: (P) FRP SCREENS TO BE TEXTURED & PAINTED TO MATCH (E) BUILDING

EAST ELEVATION

1/8" = 1'-0"
 NOTE: (P) FRP SCREENS TO BE TEXTURED & PAINTED TO MATCH (E) BUILDING

MARINA

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SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-6