



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: MARCH 27, 2014

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* March 20, 2014  
*Case No.:* **2013.0880C**  
*Project Address:* **2288 Broadway**  
*Current Zoning:* RM-1 (Residential-Mixed, Low Density)  
40-X Height and Bulk District  
*Block/Lot:* 0564/019,025  
*Project Sponsor:* AT&T Mobility represented by  
Talin Aghazarian, Ericsson, Inc.,  
90 Barbara Road  
Orinda, CA 94563  
*Staff Contact:* Omar Masry – (415) 575-9116  
Omar.Masry@sfgov.org

### PROJECT DESCRIPTION

The proposal is to allow the development of an AT&T Mobility macro wireless telecommunication services (“WTS”) facility. The macro WTS facility would consist of five (5) unscreened rooftop penthouse-mounted panel antennas and electronic equipment necessary to run the facility on the roof and on the first floor of an existing residential building. Based on the presence of existing macro WTS facilities for Sprint [Nextel] and Verizon Wireless, the antennas are proposed on a Location Preference 2 Site (Co-Location) according to the WTS Facilities Siting Guidelines.

The proposed antennas would measure approximately 50” high, by 24” wide, by 9” thick, and would be placed in two (2) locations (sectors) adjacent to panel antennas operated by Verizon Wireless. Three (3) of the antennas would be mounted along the west facing wall of the penthouse. The two (2) remaining antennas would be pointed in a southeasterly direction, and mounted on the east face of the penthouse tucked into a corner created by a building element connecting the penthouse with a stairwell to the east. Shrouds would be utilized below the antennas to reduce the visibility of cabling, which connects antennas to electronic equipment necessary to run the facility.

Electronic equipment, including battery back-up cabinets, would primarily be located in a ground floor room and connected by conduit running along the inside of the stairwell to a smaller equipment area on the roof. The rooftop equipment would primarily consist of radio relay head units (RRH), which would be clustered toward the center of the roof with height of approximately 7’ above the roof, and setback a minimum of 36” from the nearest roof edge. Additional electronic equipment, including cabinets containing individually sealed batteries, to provide backup power, would be located within an approximately 238 square foot area within a first floor room.

## **SITE DESCRIPTION AND PRESENT USE**

The Project Site is located on Assessor's Block 0564, Lots 019 and 025, at the northeast corner of Broadway and Fillmore Street. The Subject building is situated on Lot 019, and features an approximately 95-foot tall, nine-story residential building, occupying an approximately one-third acre Project Site. The penthouse features the following existing WTS facilities:

- A macro WTS facility for Verizon Wireless, consisting of nine (9) unscreened panel antennas façade-mounted to the penthouse (Building Permit No. 9602152).
- A macro WTS facility for Sprint [Nextel network], consisting of six (6) panel antennas screened within a faux vertical extension of the penthouse (Conditional Use Authorization 1997.328C).
- A micro WTS facility for T-Mobile, consisting of one (1) unscreened panel antenna façade-mounted to the penthouse (Building Permit No. 9810133).

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The Project site lies within the Pacific Heights neighborhood and is surrounded by predominantly mid-rise (three and four story) residential dwellings in every direction, with the exception of a private school (Stuart Hall/Convent of Sacred Heart) to the east.

## **ENVIRONMENTAL REVIEW**

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

## **HEARING NOTIFICATION**

| <b>TYPE</b>        | <b>REQUIRED PERIOD</b> | <b>REQUIRED NOTICE DATE</b> | <b>ACTUAL NOTICE DATE</b> | <b>ACTUAL PERIOD</b> |
|--------------------|------------------------|-----------------------------|---------------------------|----------------------|
| Classified News Ad | 20 days                | March 7, 2014               | March 3, 2014             | 24 days              |
| Posted Notice      | 20 days                | March 7, 2014               | March 7, 2014             | 20 days              |
| Mailed Notice      | 10 days                | March 17, 2014              | March 6, 2014             | 21 days              |

## **PUBLIC COMMENT**

As of March 20, 2014, the Department has received two calls from residents in opposition to the Project based on health concerns related to radio-frequency (RF) emissions. The Department also received two inquiries from residents regarding the visibility the facility, including whether the antennas would rise above the top of the building or affect northerly views of the Golden Gate area. The proposed facility would not impair views of surrounding public vistas or rise above the existing structure.

In addition, the Project Sponsor held a community meeting at the Helen Wills Playground, at 1965 Larkin Street, to discuss the Project at 6:00 p.m. on February 26, 2014. No community members attended the meeting.

## **ISSUES AND OTHER CONSIDERATIONS**

- Health and safety aspects of all wireless Projects are reviewed under the Department of Public Health and the Department of Building Inspections. The RF emissions associated with this Project have been determined to comply with limits established by the Federal Communications Commission (FCC).
- An updated Five Year Plan with approximate longitudinal and latitudinal coordinates of proposed locations, including the Project Site is on file with the Planning Department.
- All required public notifications were conducted in compliance with the Planning Code and policies.

## **REQUIRED COMMISSION ACTION**

Pursuant to Sections 209.6(b) and 303 of the Planning Code, Conditional Use Authorization is required for a WTS facility in a RM-1 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, 16539, and 18523 supplementing the 1996 WTS Guidelines.
- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections.
- The expected RF emissions fall well within the limits established by the FCC.
- The Project Site is considered a Preferred Location (Location Preference 2, Co-Location), according to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, as the Project Site features existing macro WTS facilities.
- Based on propagation maps provided by AT&T Mobility, the Project would provide enhanced 700 - 2170 Megahertz 4G LTE (4<sup>th</sup> Generation, Long-Term-Evolution, voice and data) coverage in an area that currently experiences gaps in coverage and capacity.
- Based on the analysis provided by AT&T Mobility, the Project will provide additional capacity in an area that currently experiences insufficient service during periods of high data usage.
- Based on independent third-party evaluation, the maps, data, and conclusions about service coverage and capacity provided by AT&T Mobility are accurate.
- The antennas would not be screened from view; however their placement, using flush mounting brackets with small shrouds to reduce the visibility of cabling and other support elements would reduce the visual effect of the antennas. Related electronic equipment would be placed within a first floor room, and on the roof at a height and setback, from roof edge, which would ensure the equipment is minimally visible from adjacent public rights-of-way.
- The facility would continue to avoid intrusion into public vistas, avoid disruption of the architectural integrity of building and insure harmony with neighborhood character.

- The Project has been reviewed by staff and found to be categorically exempt from further environmental review, as a Class 3 exemption of the California Environmental Quality Act.

|                        |                                 |
|------------------------|---------------------------------|
| <b>RECOMMENDATION:</b> | <b>Approval with Conditions</b> |
|------------------------|---------------------------------|

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

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



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Motion No. XXXXX

HEARING DATE: MARCH 27, 2014

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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 INSTALL A MACRO WIRELESS TELECOMMUNICATIONS SERVICES FACILITY CONSISTING OF FIVE PANEL ANTENNAS AND ASSOCIATED EQUIPMENT LOCATED ON THE ROOFTOP OF AN EXISTING RESIDENTIAL BUILDING AS PART OF AT&T MOBILITY'S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN AN RM-1 (RESIDENTIAL-MIXED, LOW DENSITY) ZONING DISTRICT, AND 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On August 27, 2013, AT&T Mobility (hereinafter "Project Sponsor"), submitted an application (hereinafter "Application"), for Conditional Use Authorization on the property at 2288 Broadway, Lot 019 in Assessor's Block 0564, (hereinafter "Project Site") to install a wireless telecommunications service facility (hereinafter "WTS") consisting of five panel antennas and equipment located on the roof of the subject building, as part of AT&T Mobility's telecommunications network, within the RM-1 (Residential-Mixed, Low Density), and 40-X Height and Bulk District.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption (Section 15303 of the California Environmental Quality Act). The Planning Commission has reviewed and concurs with said determination. The categorical

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

On March 27, 2014, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the Application for a Conditional Use Authorization.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the Applicant, Department Staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Conditional Use in Application No. 2013.0880C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## **FINDINGS**

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project Site is located on Assessor's Block 0564, Lots 019 and 025, at the northeast corner of Broadway and Fillmore Streets. The Subject building is situated on Lot 019, and features an approximately 95-foot tall, nine-story residential building, occupying an approximately one-third acre Project Site. The penthouse features the following existing WTS facilities:
  - A macro WTS facility for Verizon Wireless, consisting of nine (9) unscreened panel antenna façade mounted to the penthouse (Building Permit No. 9602152).
  - A macro WTS facility for Sprint [Nextel network], consisting of six (6) panel antenna screened within a faux vertical extension of the penthouse (Conditional Use Authorization 1997.328C).
  - A micro WTS facility for T-Mobile, consisting of one (1) unscreened panel antenna façade mounted to the penthouse (Building Permit No. 9810133).
3. **Surrounding Properties and Neighborhood.** The Project Site lies within the Pacific Heights neighborhood and is surrounded by predominantly mid-rise (three and four story) residential dwellings in every direction, with the exception of a private school (Stuart Hall/Convent of Sacred Heart) to the east.
4. **Project Description.** The proposal is to allow the development of an AT&T Mobility macro wireless telecommunication services ("WTS") facility. The macro WTS facility

would consist of five (5) unscreened rooftop penthouse-mounted panel antennas and electronic equipment necessary to run the facility on the roof and on the first floor of an existing residential building.

The proposed antennas would measure approximately 50" high, by 24" wide, by 9" thick, and would be placed in two locations (sectors) adjacent to panel antennas operated by Verizon Wireless. Three (3) of the antennas would be mounted along the west facing wall of the penthouse. The two (2) remaining antennas would be pointed in a southeasterly direction, and mounted on the east face of the penthouse tucked into a corner created by a building element connecting the penthouse with a stairwell to the east. Shrouds would be utilized below the antennas to reduce the visibility of cabling which connects antennas to electronic equipment necessary to run the facility.

Electronic equipment, including battery back-up cabinets, would primarily be located in a ground floor room and connected by conduit running along the inside of the stairwell to a smaller equipment area on the roof. The rooftop equipment would primarily consist of radio relay head units (RRH), which would be clustered toward the center of the roof with height of approximately 7' above the roof, and setback a minimum of 36" from the nearest roof edge. Additional electronic equipment, including cabinets containing individually sealed batteries, to provide backup power, would be located within an approximately 238 square foot area within a first floor room.

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

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

1. Publicly-used Structures: such facilities as fire stations, utility structures, community facilities, and other public structures;
2. Co-Location Site: encourages installation of facilities on buildings that already have wireless installations;
3. Industrial or Commercial Structures: buildings such as warehouses, factories, garages, service stations;
4. Industrial or Commercial Structures: buildings such as supermarkets, retail stores, banks; and

5. Mixed-Use Buildings in High Density Districts: buildings such as housing above commercial or other non-residential space.

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

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

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

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of zoning districts and building uses for the siting of wireless telecommunications facilities. Under the *Guidelines*, and based on the presence of existing macro WTS facilities for Sprint [Nextel] and Verizon Wireless, the antennas are proposed on a Location Preference 2 Site (Co-Location) according to the *WTS Facilities Siting Guidelines*.

Though not required for a Preferred Location site, the Project Sponsor submitted an Alternative Site Analysis, which was evaluated by staff, and described the lack of available and feasible sites considered preferential (Location Preferences 1 through 5). The Project site is located immediately adjacent to residentially zoned (RM-1, RH-1, and RH-2) sites; however the Project will have no land use impacts, and only limited visual or aesthetic impacts due to the proposed WTS facility.

7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network is designed to address coverage and capacity needs in the area. The network will operate in the 700 – 2,170 Megahertz (MHZ) bands, which are regulated by the Federal Communications Commission (FCC) and must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.
8. **Radiofrequency (RF) Emissions:** The Project Sponsor retained Hammett & Edison, Inc., a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. Pursuant to the *Guidelines*, the Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the *Guidelines*.

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

AT&T Mobility proposes to install five panel antennas. The antennas will be mounted at a height of approximately 107 feet above the ground. The estimated ambient RF field from the proposed AT&T Mobility transmitters at ground level is calculated to be 0.002 mW/sq. cm., which is 0.38% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 78 feet and does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish, and Chinese. Workers should not have access to the area (35 feet) directly in front of the antenna while it is in operation.

10. **Coverage and Capacity Verification.** The maps, data, and conclusion provided by AT&T Mobility to demonstrate need for coverage and capacity have been determined by Hammett & Edison, and engineering consultant and independent third party to accurately represent the carrier's present and post-installation conclusions.
11. **Maintenance Schedule.** The proposed facility would operate without on-site staff but with a two-person maintenance crew visiting the property approximately once a month and on an as-needed basis to service and monitor the facility.
12. **Community Outreach.** Per the *Guidelines*, the Project Sponsor held a community meeting at the Helen Wills Playground, at 1965 Larkin Street, to discuss the Project at 6:00 p.m. on February 26, 2014. No community members attended the meeting.
13. **Five-year plan:** Per the *Guidelines*, the Project Sponsor submitted an updated five-year plan, as required, October 2013.
14. **Public Comment.** As of March 20, 2014, the Department has received two calls from residents in opposition to the Project based on health concerns related to radio-frequency (RF) emissions. The Department also received two inquiries from residents regarding the visibility the facility, including whether the antennas would rise above the top of the building or affect northerly views of the Golden Gate area.
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 2288 Broadway 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 placement of antennas and related support and protection features are so located, designed, and treated architecturally to minimize their visibility from public places, to avoid intrusion into public vistas, to avoid disruption of the architectural design integrity of buildings, and insure harmony with the existing neighborhood character and public safety. The Project has been reviewed and determined to not cause the removal or alteration of any significant architectural features of the subject building.*

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

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

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

*The proposed Project at 2288 Broadway is necessary in order to achieve sufficient street and in-building mobile phone coverage and data capacity. Recent drive tests in the subject area conducted by the AT&T Mobility Radio Frequency Engineering Team provide that the Project Site is 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;

*All of the antennas are flush mounted so as to approximate mechanical appurtenances normally associated with rooftop penthouses. Related electronic equipment would be placed at a height and setback from roof edge so as to not be visible from adjacent public rights-of-way. The proposed antennas 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  
OBJECTIVES AND POLICIES**

**BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE**

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

**Policy 12.3** – Ensure new housing is sustainable supported by the City's public infrastructure systems.

*The Project will improve AT&T Mobility's coverage and capacity along Broadway, which is a primary corridor connecting surrounding residential, commercial and recreational areas within the Pacific Heights Neighborhood.*

**URBAN DESIGN  
OBJECTIVES AND POLICIES**

**HUMAN NEEDS**

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

**Policy 4.14** - Remove and obscure distracting and cluttering elements.

*The proposed antennas will be located in such a manner as to approximate mechanical appurtenances associated with a rooftop penthouse. The antennas would be flush mounted and sited in such a manner as to not appear distracting or cluttering.*

**COMMERCE AND INDUSTRY ELEMENT**

**Objectives and Policies**

**OBJECTIVE 1:**

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

**Policy 1** - Encourage development, which provides substantial net benefits and minimizes undesirable consequences. Discourage development, which has substantial undesirable consequences that cannot be mitigated.

**Policy 2** - Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

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

**OBJECTIVE 2:**

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

**Policy 1** - Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

**Policy 3** - Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

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

**OBJECTIVE 4:**

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

**Policy 1:** Maintain and enhance a favorable business climate in the City.

**Policy 2:** Promote and attract those economic activities with potential benefit to the City.

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

**VISITOR TRADE**

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

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

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

COMMUNITY SAFETY ELEMENT  
OBJECTIVES AND POLICIES

OBJECTIVE 3:

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

**Policy 1:** Maintain a local agency for the provision of emergency services to meet the needs of San Francisco.

**Policy 2:** Develop and maintain viable, up-to-date in-house emergency operations plans, with necessary equipment, for operational capability of all emergency service agencies and departments.

**Policy 3:** Maintain and expand agreements for emergency assistance from other jurisdictions to ensure adequate aid in time of need.

**Policy 4:** Establish and maintain an adequate Emergency Operations Center.

**Policy 5:** Maintain and expand the city's fire prevention and fire-fighting capability.

**Policy 6:** Establish a system of emergency access routes for both emergency operations and evacuation.

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

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. The installation is flush mounted, painted to match, and will therefore not adversely affect the neighborhood character.*

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

*The Project would have no adverse 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 significantly impeded and neighborhood parking would not be overburdened.*

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

*The Project would 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 landmark building, but is considered a Potential Historic Resource. Portions of the proposed WTS facility, including the five (5) panel antennas, would be visible from adjacent public rights of way, but would not obscure or detract from adjacent historic resources, such as the adjacent private school. The antennas are not attached to the primary façades, cornices, or any character defining elements exhibiting craftsmanship.*

- 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 public vistas.*

19. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

20. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

## DECISION

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Conditional Use Authorization under Planning Code Sections 209.6(b) and 303 to install five panel antennas and associated equipment cabinets on the roof and at the ground floor of the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 2 (Preferred Location) according to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, within an RM-1 (Residential-Mixed, Low Density) Zoning District, and 40-X Height and Bulk District, and subject to the conditions of approval attached hereto as **Exhibit A**; in general conformance with the plans, dated February 25, 2014, and stamped "Exhibit B."

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

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

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

**Motion No. XXXXX**  
**Hearing Date: March 27, 2014**

**CASE NO. 2013.0880C**  
**2288 Broadway**

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **March 27, 2014**.

JONAS P. IONIN  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 27, 2014

## EXHIBIT A

### AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 209.6(b) and 303 to install five panel antennas and associated equipment cabinets on the roof and at the ground floor of the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 2 (Preferred Location) according to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, within an RM-1 (Residential-Mixed, Low Density) Zoning District, and 40-X Height and Bulk District, and subject to the conditions of approval attached hereto as **Exhibit A**; in general conformance with the plans, dated February 25, 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 **March 27, 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](http://www.sf-planning.org).*

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

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

## DESIGN – COMPLIANCE AT PLAN STAGE

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

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

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

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

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

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

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

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

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

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

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

8. **Implementation Costs - WTS.**

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863,*

*[www.sf-planning.org](http://www.sf-planning.org)*

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

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

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

- a. Identify the three dimensional perimeter closest to the facility at which adopted FCC standards for human exposure to RF emissions in uncontrolled areas are satisfied;
- b. Document testing that demonstrates that the facility will not cause any potential exposure to RF emissions that exceed adopted FCC emission standards for human exposure in uncontrolled areas.
- c. The Project Implementation Report shall compare test results for each test point with applicable FCC standards. Testing shall be conducted in compliance with FCC

regulations governing the measurement of RF emissions and shall be conducted during normal business hours on a non-holiday weekday with the subject equipment measured while operating at maximum power.

- d. **Testing, Monitoring, and Preparation.** The Project Implementation Report shall be prepared by a certified professional engineer or other technical expert approved by the Department. At the sole option of the Department, the Department (or its agents) may monitor the performance of testing required for preparation of the Project Implementation Report. The cost of such monitoring shall be borne by the Project Sponsor pursuant to the condition related to the payment of the City's reasonable costs.
  - i. **Notification and Testing.** The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 2 and 4.
  - ii. **Approval.** The Zoning Administrator shall request that the Certification of Final Completion for operation of the facility not be issued by the Department of Building Inspection until such time that the Project Implementation Report is approved by the Department for compliance with these conditions.

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

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

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

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

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

13. **Periodic Safety Monitoring - WTS.** The Project Sponsor shall submit to the Zoning Administrator 10 days after installation of the facilities, and every two years thereafter, a certification attested to by a licensed engineer expert in the field of EMR/RF emissions, that

the facilities are and have been operated within the then current applicable FCC standards for RF/EMF emissions.

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

## OPERATION

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

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

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

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

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

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

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

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

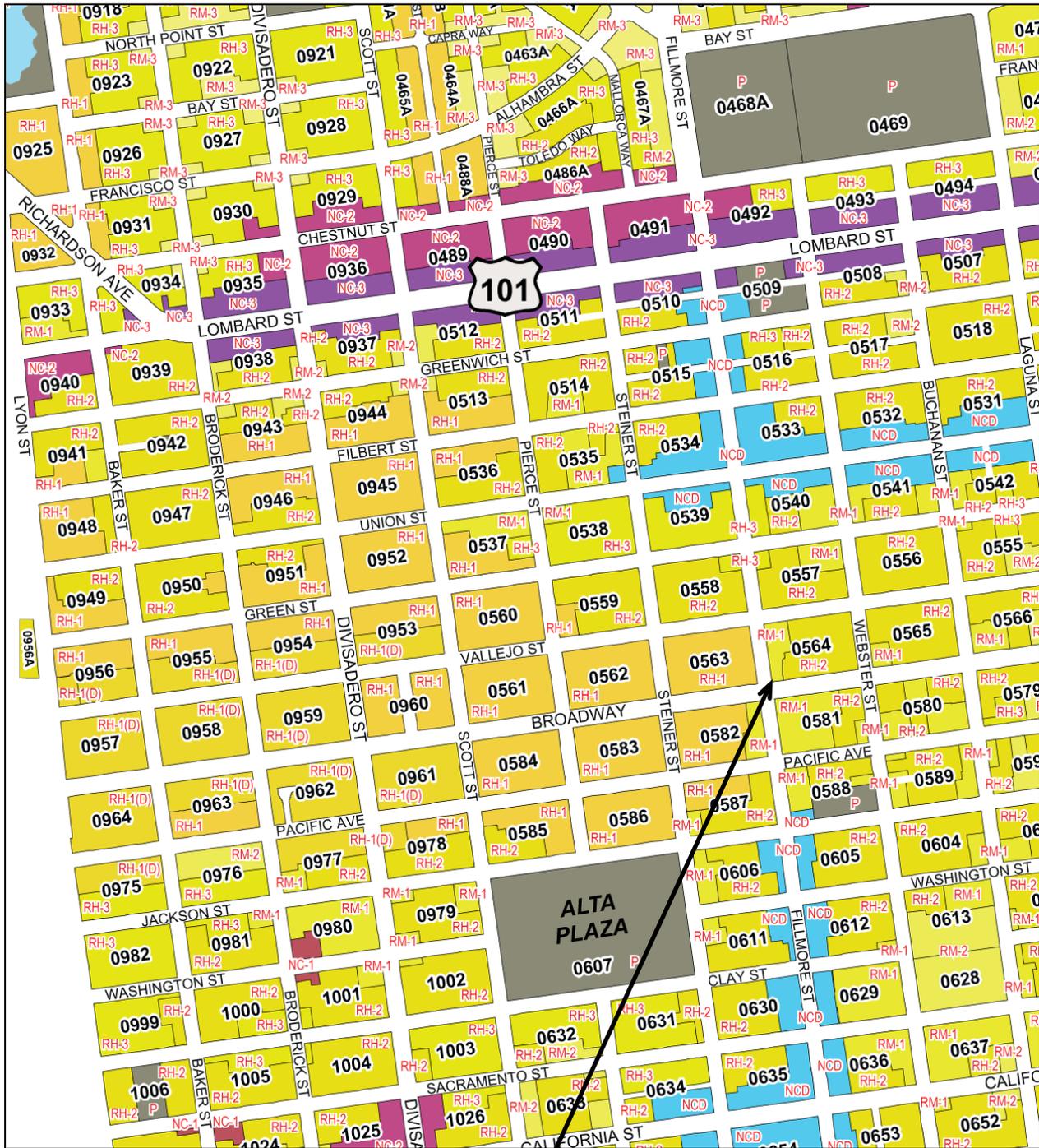
18. **Transfer of Operation – WTS.** Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is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

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

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

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

# Zoning Map

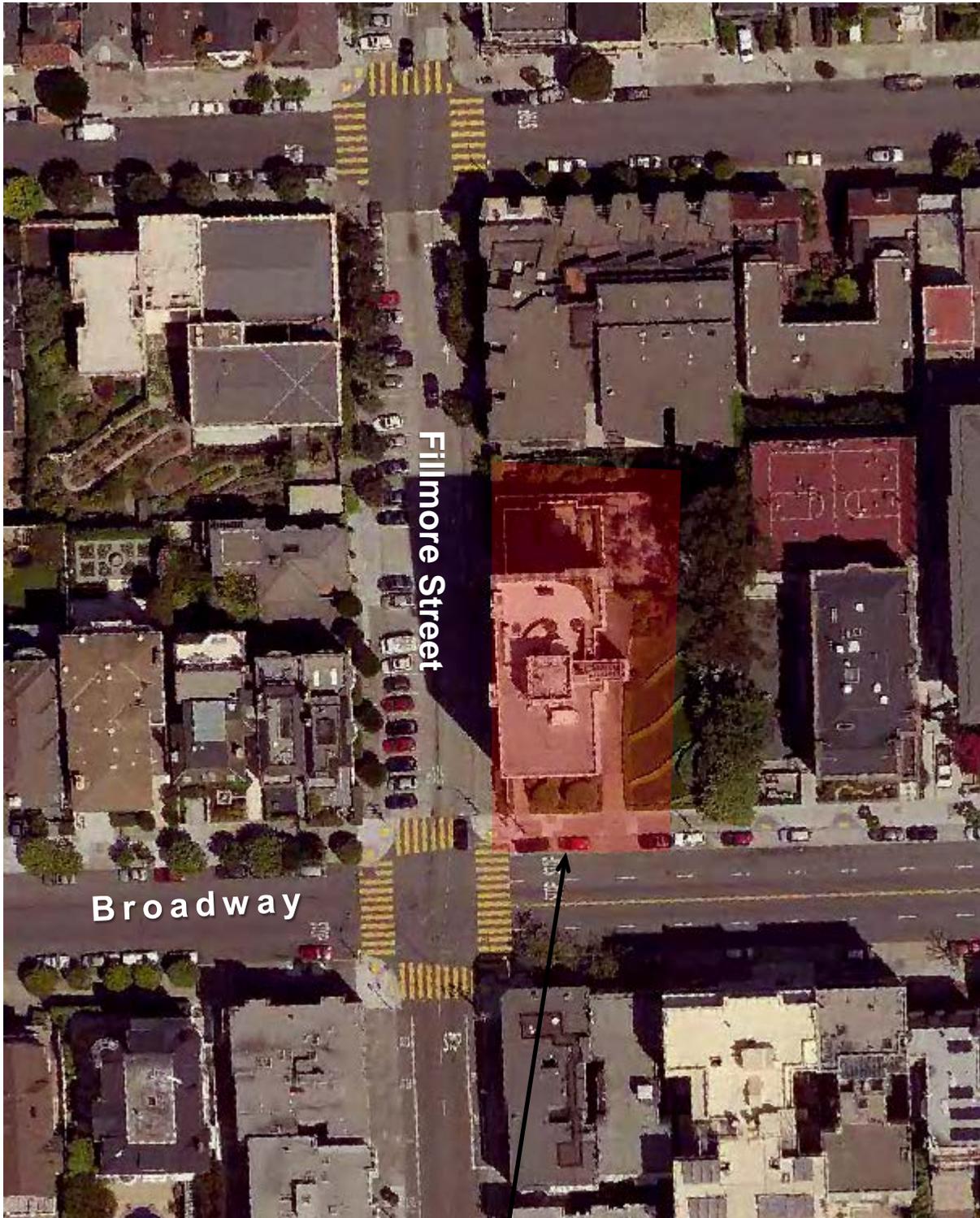


**SUBJECT PROPERTY**



**Case Number 2013.0880C**  
AT&T Mobility Macro WTS Facility  
2288 Broadway

# Aerial Photo



Fillmore Street

Broadway

SUBJECT PROPERTY



Case Number 2013.0880C  
AT&T Mobility Macro WTS Facility  
2288 Broadway

# Parcel Map

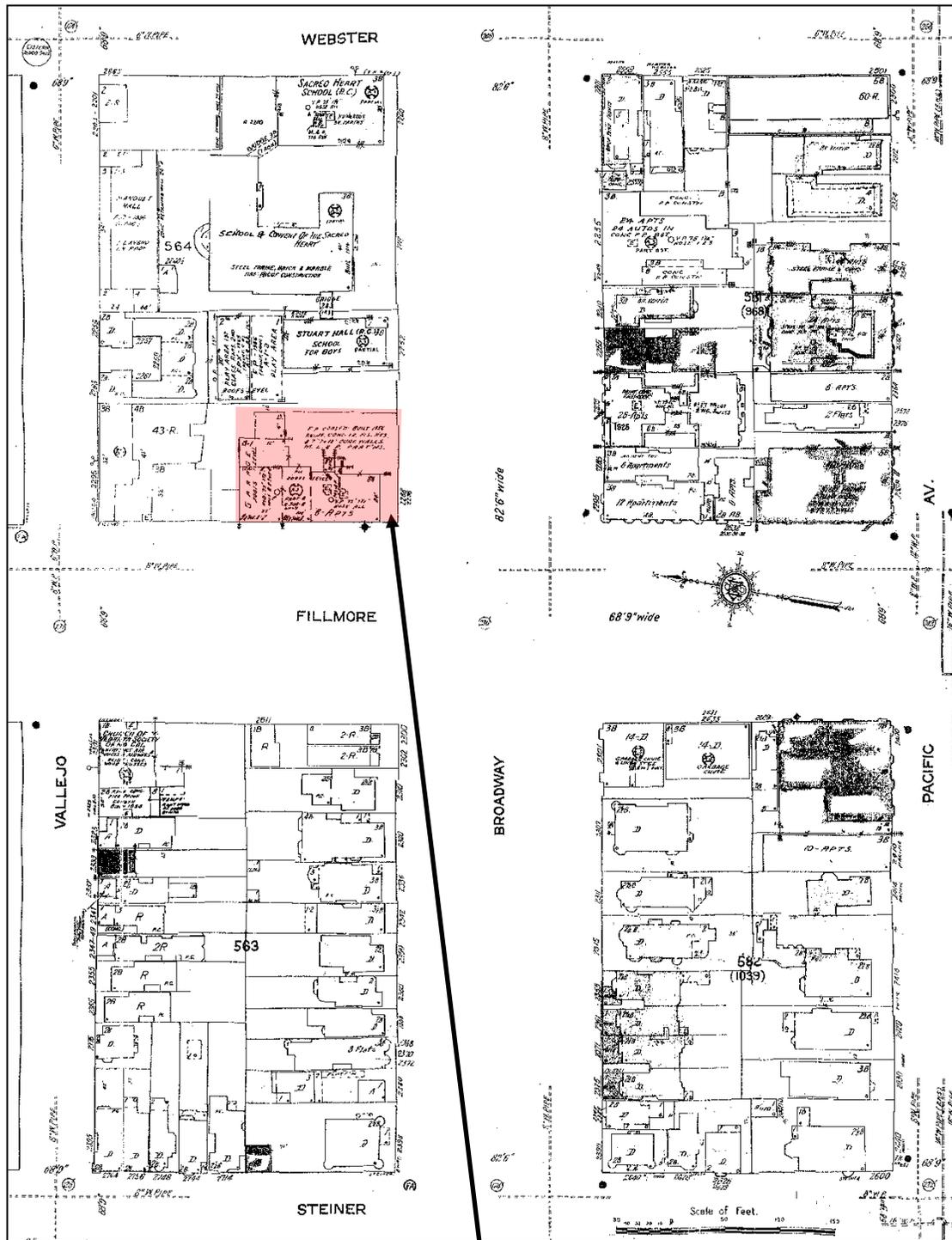


**SUBJECT PROPERTY**



Case Number 2013.0880C  
AT&T Mobility Macro WTS Facility  
2288 Broadway

# 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 2013.0880C**  
**AT&T Mobility Macro WTS Facility**  
**2288 Broadway**

**G. 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:



Subject Site



Looking West down Broadway



Looking East down Broadway



Across Subject Site



Looking North down Fillmore Street

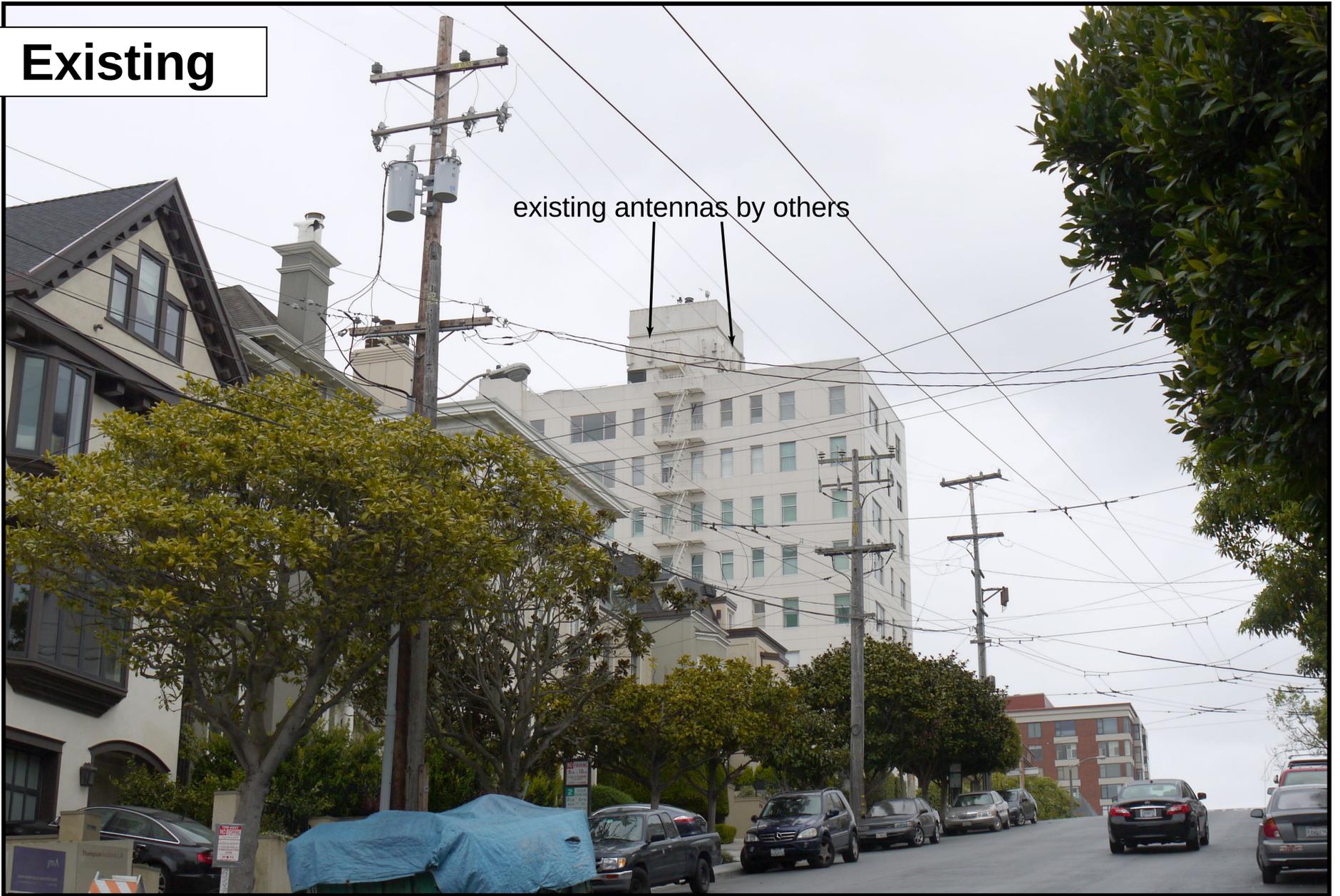


Looking South down Fillmore Street



Corner of Broadway and Fillmore, across Subject Site

# Existing



# Proposed

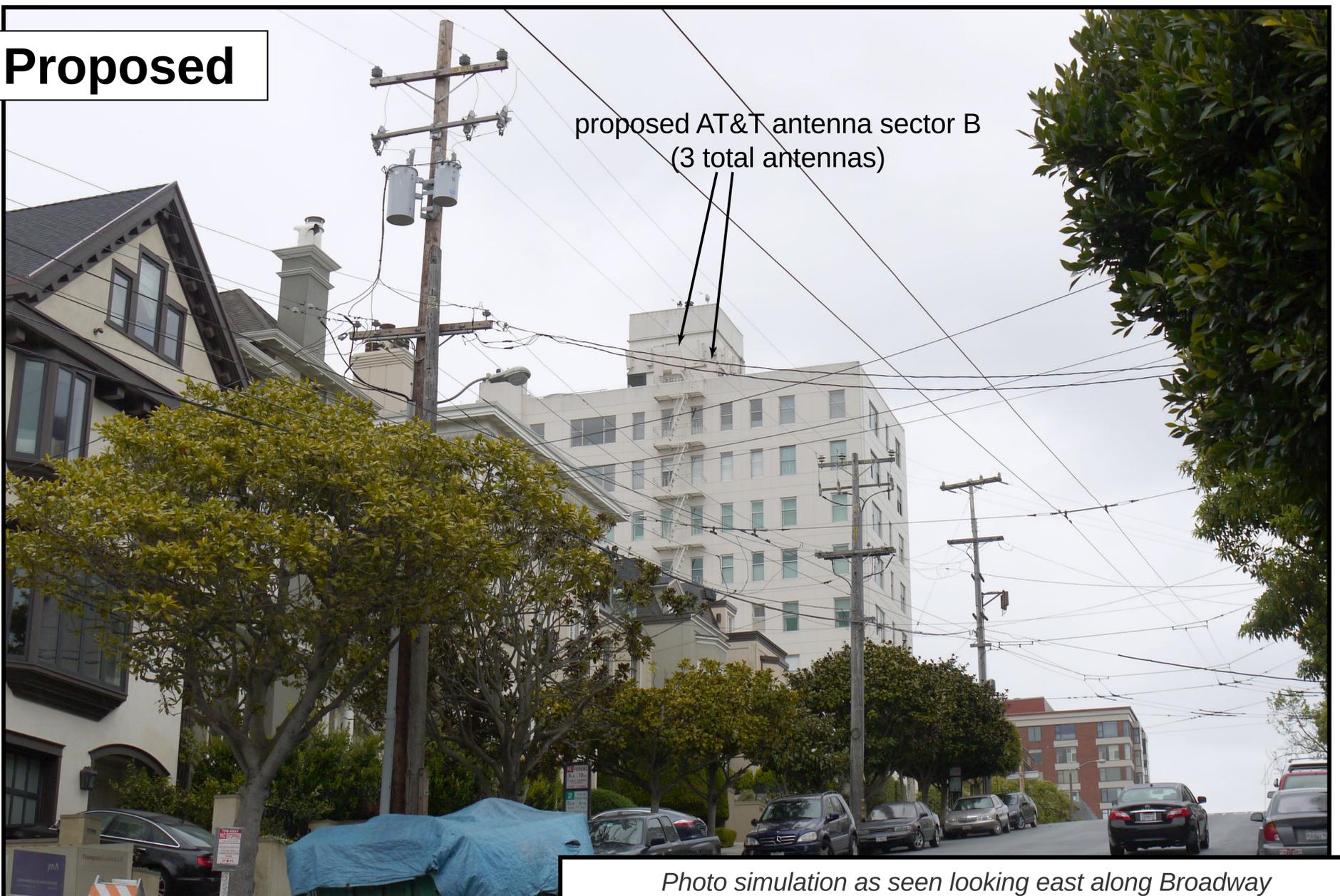


Photo simulation as seen looking east along Broadway

# Existing



# Proposed



*Photo simulation as seen looking west along Broadway*

**AT&T Mobility • Proposed Base Station (Site No. CN5693)  
2288 Broadway Street • San Francisco, California**

**Statement of Hammett & Edison, Inc., Consulting Engineers**

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CN5693) proposed to be located at 2288 Broadway Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

**Background**

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

| <u>Wireless Service</u>            | <u>Frequency Band</u> | <u>Occupational Limit</u> | <u>Public Limit</u>     |
|------------------------------------|-----------------------|---------------------------|-------------------------|
| Microwave (Point-to-Point)         | 5,000–80,000 MHz      | 5.00 mW/cm <sup>2</sup>   | 1.00 mW/cm <sup>2</sup> |
| BRS (Broadband Radio)              | 2,600                 | 5.00                      | 1.00                    |
| 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 December 4, 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 February 11, 2014.

**Checklist**

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

Installed on the stairwell/elevator penthouse above the roof of the tall residential building located at 2288 Broadway Street were directional panel antennas for use by Verizon Wireless, T-Mobile, and Sprint Nextel. Existing RF levels for a person at ground near the site were less than 1% of the most restrictive public exposure limit. The measurement equipment used was a Narda Type NBM-520 Broadband Field Meter with Type EF-0391 Isotropic Broadband Electric Field Probe (Serial No. D-0454). The meter and probe were under current calibration by the manufacturer.

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

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



**AT&T Mobility • Proposed Base Station (Site No. CN5693)  
2288 Broadway Street • San Francisco, California**

3. The number and types of WTS within 100 feet of proposed site and estimates of additive EMR emissions at proposed site.

There were no other WTS facilities observed within 100 feet of the site.

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

AT&T proposes to install five CCI Model HPA-33R-BUU-H4-K directional panel antennas on the sides of the penthouse. Two antennas would be mounted at an effective height of about 112 feet above ground, 16 feet above the roof, and would be oriented toward 125°T. The remaining three antennas would be oriented toward 250°T, with two antennas mounted at an effective height of about 108 feet above ground, 12 feet above the roof, and one mounted at an effective height of about 105 feet above ground, 9 feet above the roof.

Verizon has nine antennas mounted on the north, west, and south walls of the penthouse at an effective height of about 111 feet above ground, 15 feet above the roof. T-Mobile has one antenna mounted at the southwest corner of the penthouse at an effective height of about 112 feet above ground, 16 feet above the roof and oriented toward the west. Sprint Nextel is reported to have six antennas installed behind the viewscreen enclosure above the penthouse, mounted at an effective height of about 119 feet above ground, 23 feet above the roof.

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

The expected operating power of the AT&T transmitters is reflected in the resulting effective radiated power given in Item 6 below; the transmitters may operate at a power below their maximum rating. The power ratings for the Verizon, T-Mobile, and Sprint Nextel transmitters are not known.

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

The maximum effective radiated power proposed by AT&T in any direction is 13,840 watts, representing simultaneous operation at 3,630 watts for WCS, 6,950 watts for PCS, 1,000 watts for cellular, and 2,260 watts for 700 MHz service. The numbers of watts for the Verizon, T-Mobile, and Sprint Nextel operations are not known, though their contributions to ambient RF levels at the site are reflected in the measurements reported in Item 1 above.

7. Plot or roof plan showing method of attachment of antennas, directionality of antennas, and height above roof level. Discuss nearby inhabited buildings.

The drawings show the antennas to be installed as described in Item 4 above. There were noted no buildings of similar height nearby.



**AT&T Mobility • Proposed Base Station (Site No. CN5693)  
2288 Broadway Street • San Francisco, California**

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

For a person anywhere at ground, the maximum RF exposure level due to the proposed AT&T operation by itself is calculated to be 0.0020 mW/cm<sup>2</sup>, which is 0.38% of the applicable public exposure limit. Ambient RF levels at ground level near the site are therefore estimated to be below 1.4% of the limit. The maximum calculated cumulative level at any nearby building\* is 4.1% of the public limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 78 feet out from the antenna faces and to much lesser distances above, below, and to the sides; this does not reach the roof 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 roof, including employees and contractors of the wireless carriers as well as roofers, HVAC workers, and building maintenance staff. No access within 35 feet directly in front of the AT&T 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 signs<sup>†</sup> on the antennas and at the stairs to the upper penthouse, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines. Similar measures should already be in place for the other carriers at the site, including marking with paint the top stairs and landing to the upper penthouse door, due to the nearby Verizon antenna; applicable keep-back distances for those carriers have not been determined as part of this study.

10. Statement of authorship.

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration 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.

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\* Across Broadway Street, about 120 feet away.

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



**AT&T Mobility • Proposed Base Station (Site No. CN5693)  
2288 Broadway Street • San Francisco, California**

**Conclusion**

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by AT&T Mobility at 2288 Broadway Street in San Francisco, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Training of authorized personnel and posting explanatory signs are recommended to establish compliance with occupational exposure limitations.



William F. Hammett, P.E.

707/996-5200

February 26, 2014



**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:** 2288 Broadway St  
**Site ID:** 1783 **SiteNo.:** CNU5693

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

X 1. The location of all existing antennas and facilities. Existing RF levels. (WTS-FSG, Section 11, 2b)  
 Existing Antennas No Existing Antennas: 16

X 2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from the approved antennas. (WTS-FSG Section 11, 2b)  
 Yes  No

X 3. The number and types of WTS within 100 feet of the proposed site and provide estimates of cumulative EMR emissions at the proposed site. (WTS-FSG, Section 10.5.2)  
 Yes  No

X 4. Location (and number) of the Applicant’s antennas and back-up facilities per building and number and location of other telecommunication facilities on the property (WTS-FSG, Section 10.4.1a)

X 5. Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to the application (WTS-FSG, Section 10.4.1c)  
 Maximum Power Rating: 13840 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: 13840 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/cm<sup>2</sup>)  
 Maximum RF Exposure: 0.002 mW/cm<sup>2</sup> Maximum RF Exposure Percent: 0.38

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: 78  
 Occupational\_Exclusion\_Area Occupational Exclusion In Feet: 35

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

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

*Comments:*

There are no existing antennas operated by AT&T Wireless installed on the roof top of the building at 2288 Broadway Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. Verizon, Sprint and T-Mobile also operate antennas at this location. AT&T Wireless proposes to install 5 new antennas. The antennas will be mounted at a height of between 105 and 108 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.002 mW/sq cm., which is 0.38 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 78 feet and does not reach the roof of the building or any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Workers should not have access to within 35 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 Sponsor)

Signed: \_\_\_\_\_



Dated: 3/3/2014

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  
2288 Broadway Street, San Francisco

STATEMENT OF MICHAEL CANIGLIA

I manage AT&T's design with respect to the proposed wireless communications facility at 2288 Broadway Street, San Francisco (the "Property"). Based on my personal knowledge of the Property and with AT&T's wireless network, as well as my review of AT&T's records with respect to the Property and its wireless telecommunications facilities in the surrounding area, I have concluded that the work associated with this permit request is needed to close a significant service coverage gap in the area roughly bordered by Pierce, Vallejo, Buchanan and Washington Streets.

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

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

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

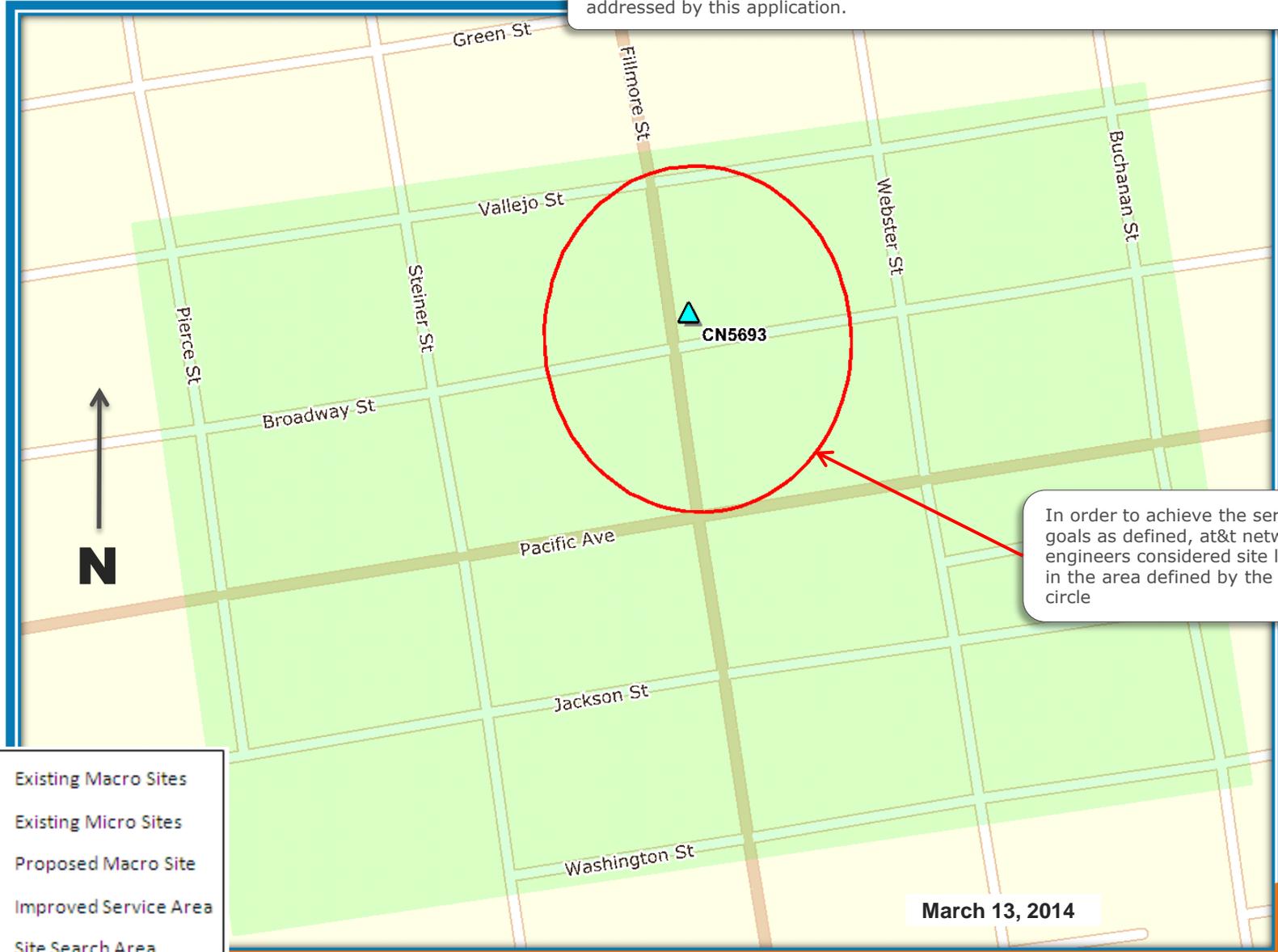


20 May 2013

# Service Improvement Objective (CN5693)

## 2288 Broadway Street

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



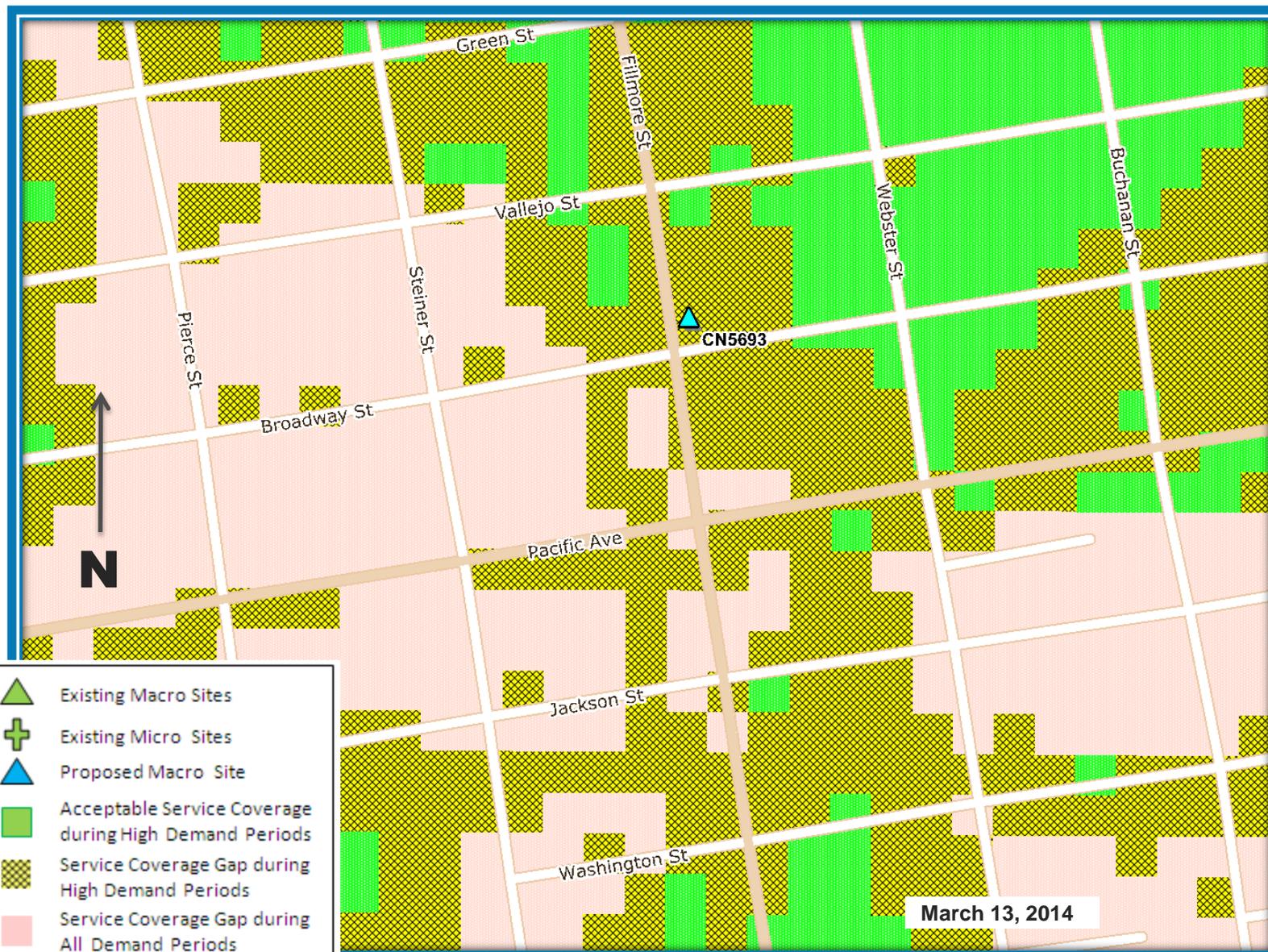
In order to achieve the service goals as defined, at&t network engineers considered site locations in the area defined by the red circle

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

March 13, 2014

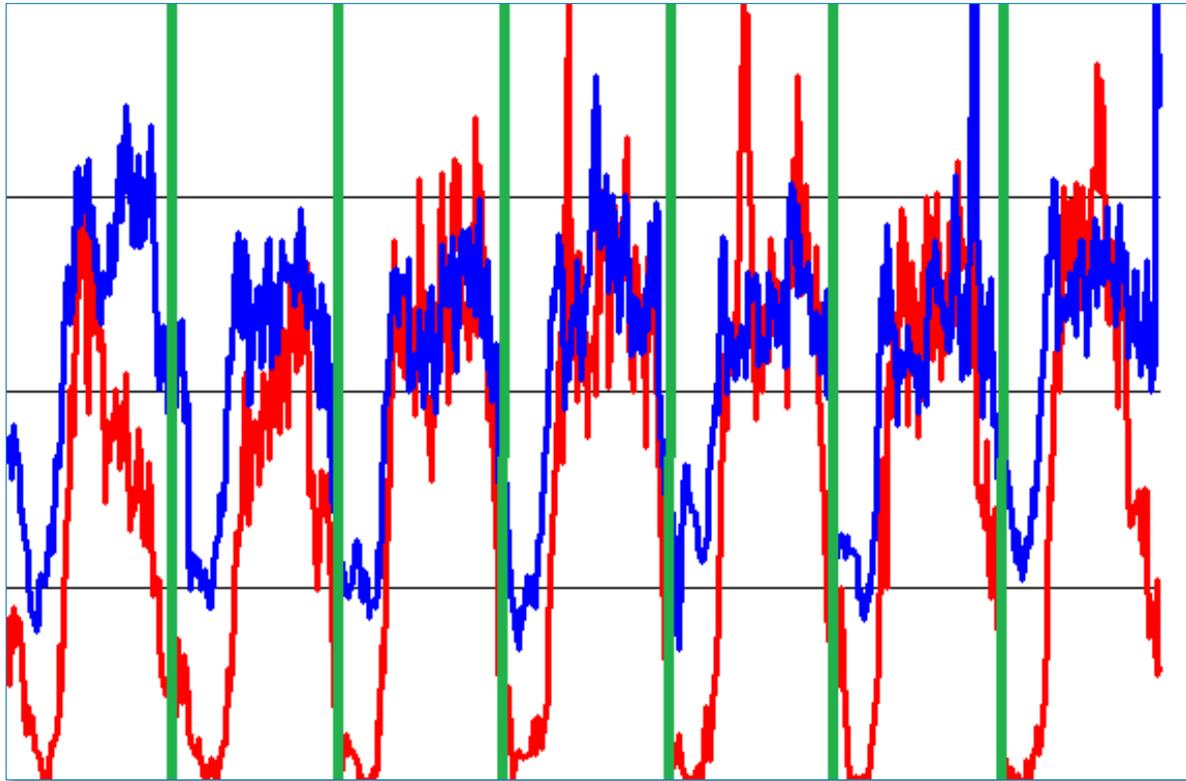
# Exhibit 2 - Proposed Site at 2288 Broadway (CN5693)

Service Area BEFORE site is constructed



# Exhibit 3 - Current 7-Day Traffic Profile for the Location of CN5693

— Data Traffic  
— Voice Traffic

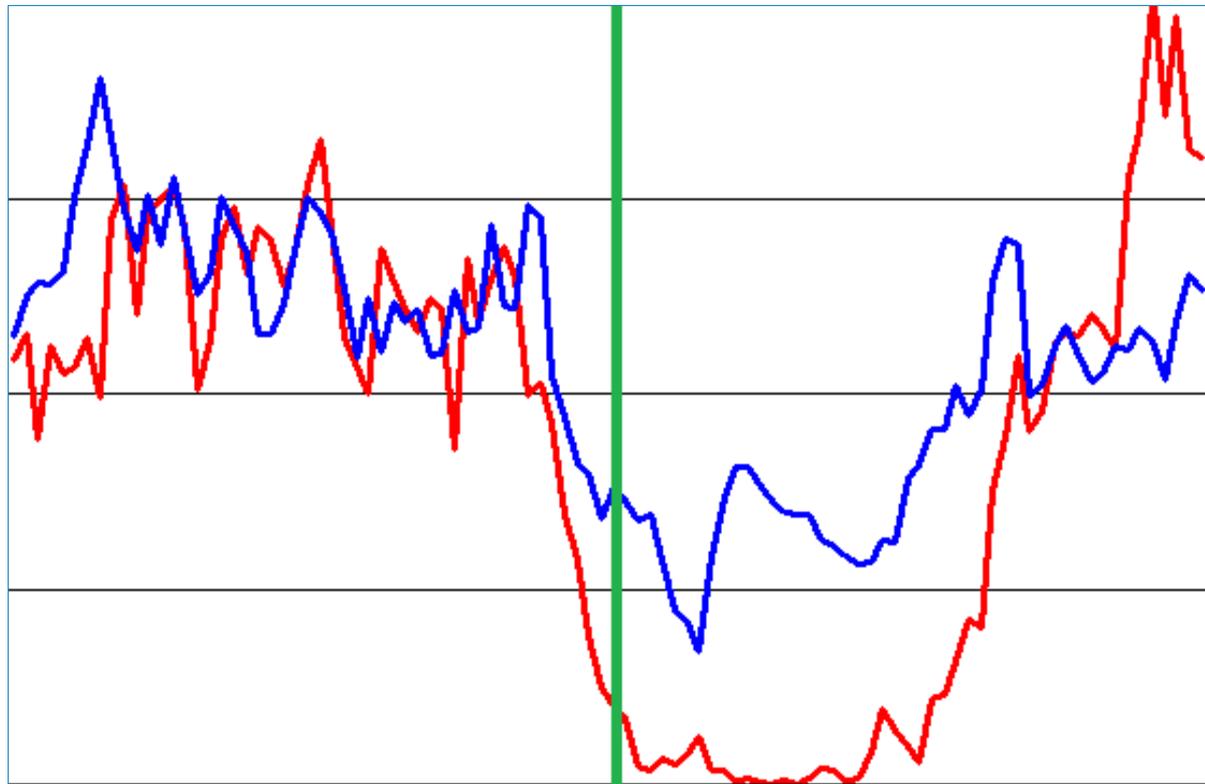


Saturday

Friday

# Exhibit 3 - Current 24-Hour Traffic Profile for the Location of CN5693

— Data Traffic  
— Voice Traffic



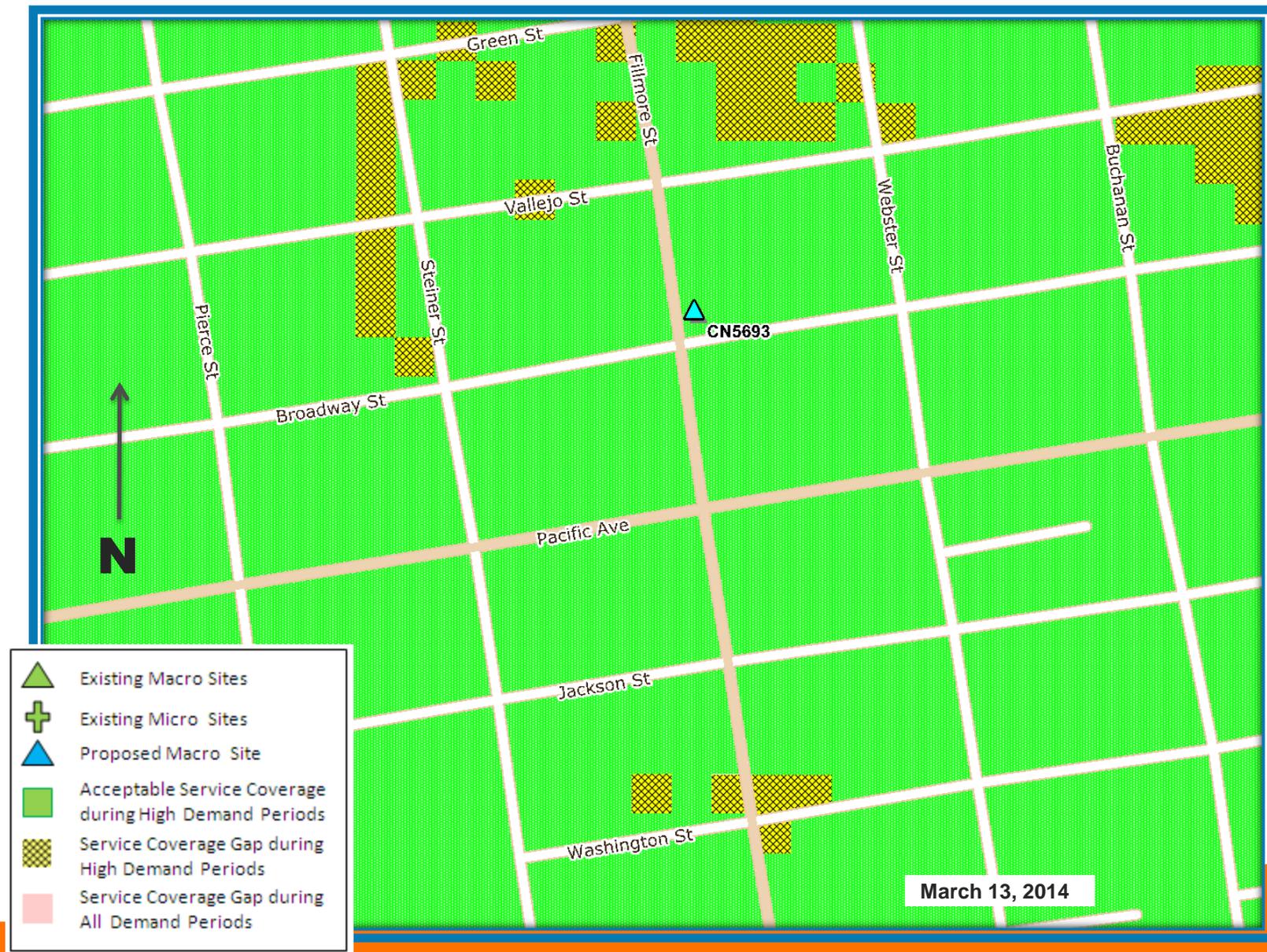
Noon

Midnight

Noon

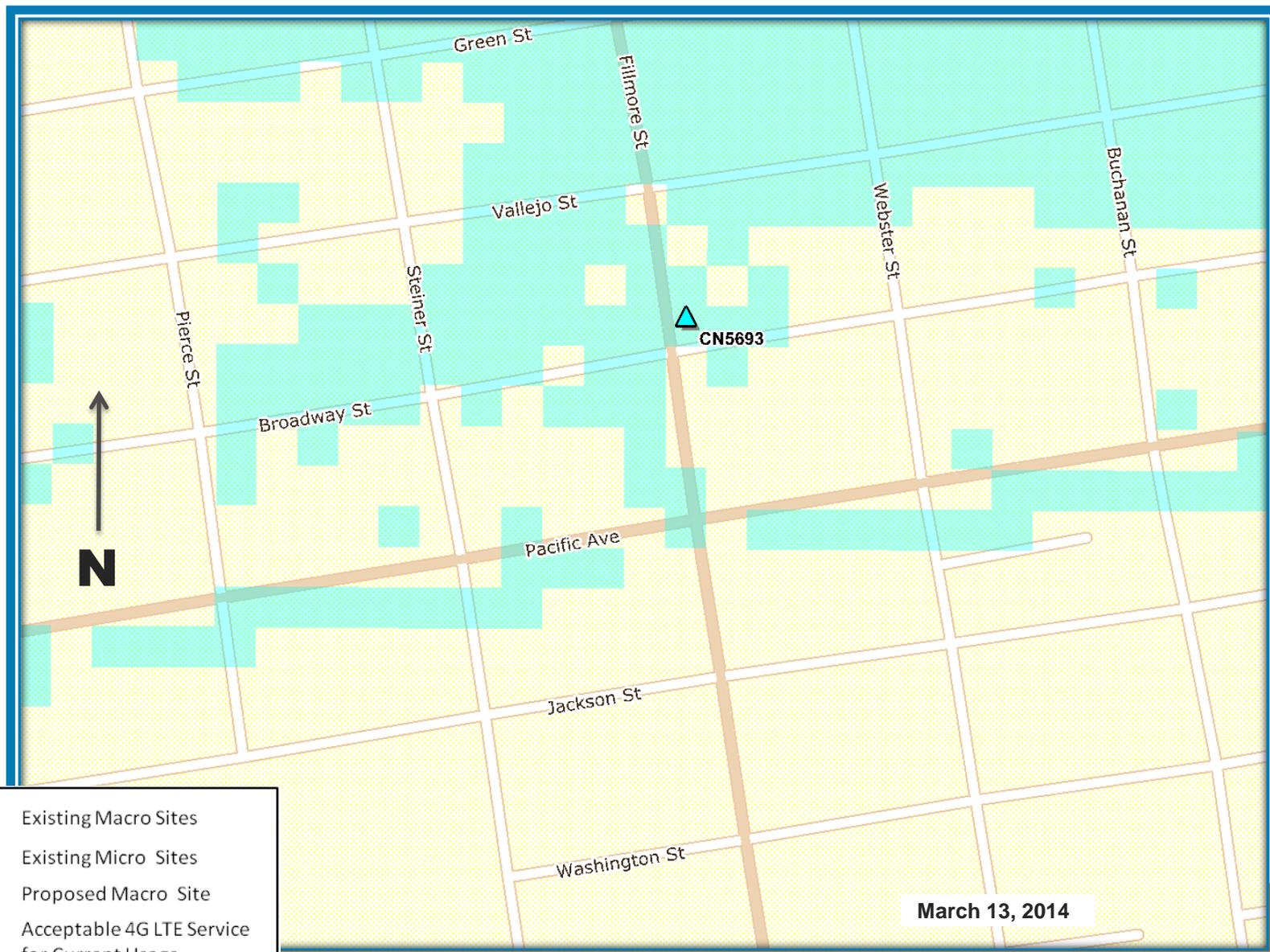
# Exhibit 4 - Proposed Site at 2288 Broadway (CN5693)

Service Area AFTER site is constructed



# Exhibit 5 - Proposed Site at 2288 Broadway (CN5693)

4G LTE Service Area BEFORE site is constructed

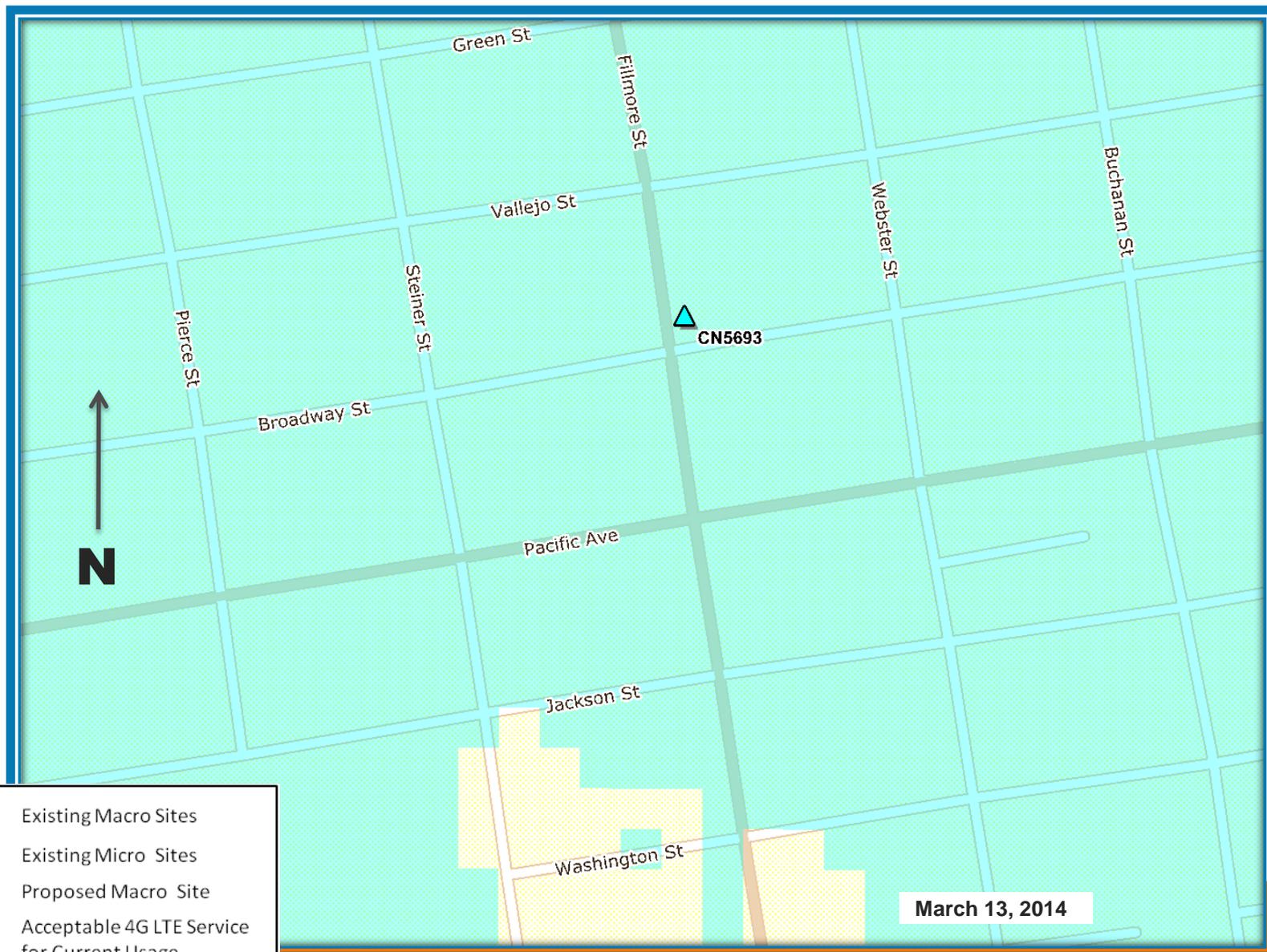


- Existing Macro Sites
- Existing Micro Sites
- Proposed Macro Site
- Acceptable 4G LTE Service for Current Usage

March 13, 2014

# Exhibit 6 - Proposed Site at 2288 Broadway (CN5693)

4G LTE Service Area AFTER site is constructed

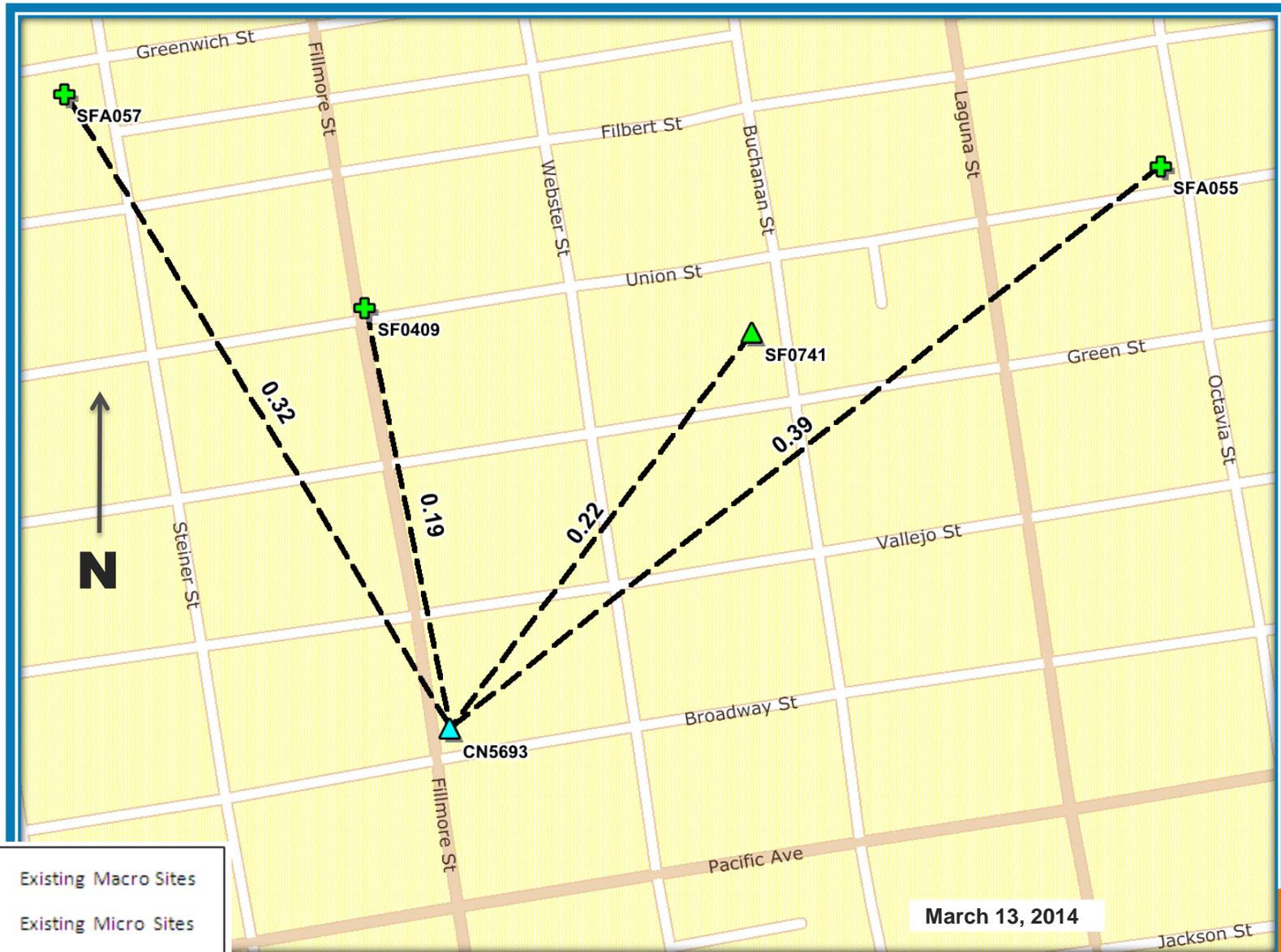


- ▲ Existing Macro Sites
- ⊕ Existing Micro Sites
- ▲ Proposed Macro Site
- Acceptable 4G LTE Service for Current Usage

March 13, 2014

# Existing Surrounding Sites at 2288 Broadway

CN5693

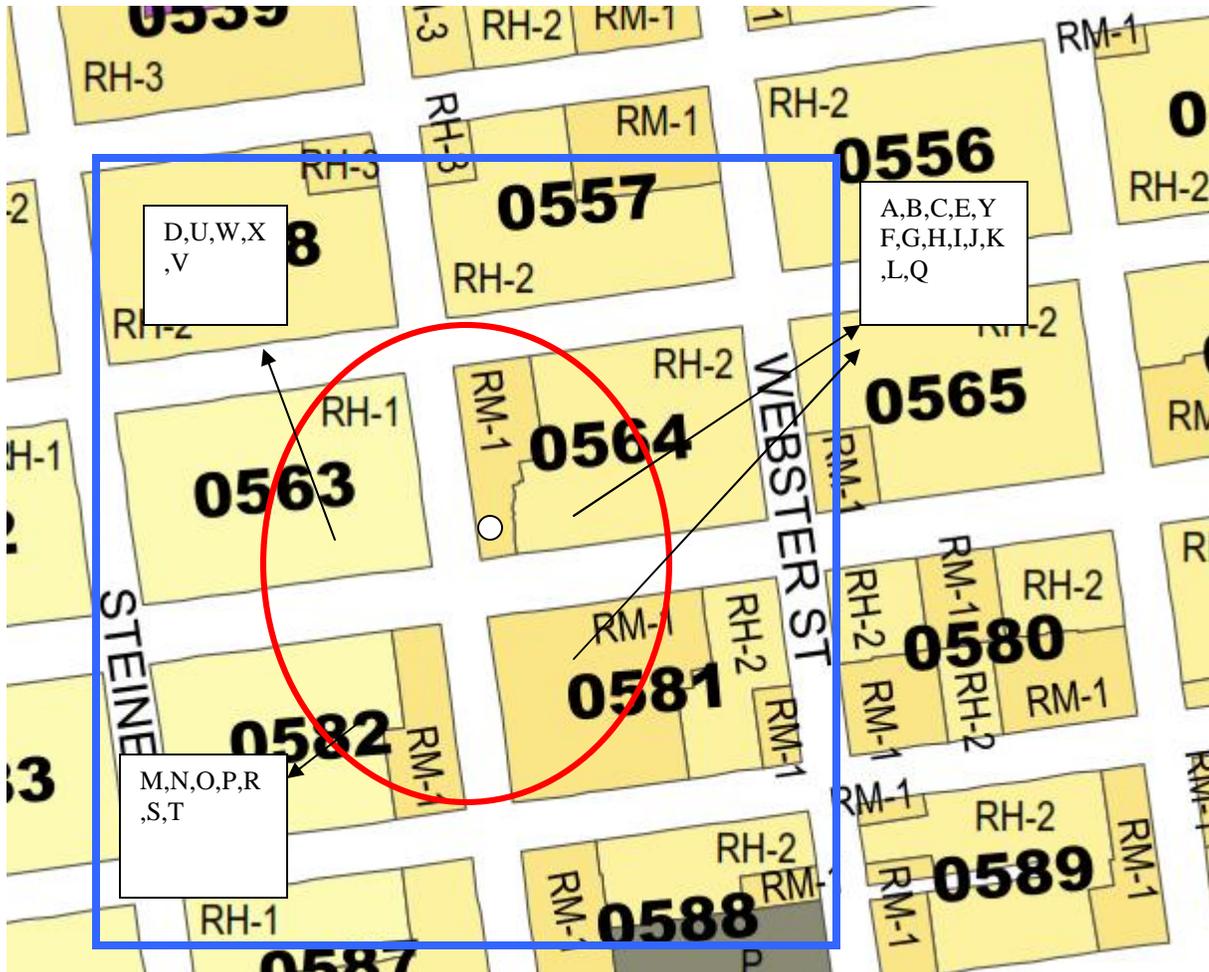


- ▲ Existing Macro Sites
- ✚ Existing Micro Sites
- ▲ Proposed Macro Site

March 13, 2014

### Alternative Locations Evaluated

In order to achieve the service goals as previously defined, AT&T network engineers considered site locations in the area defined by the search ring in the previously attached Service Improvement Objective map. Above is a list of alternative sites that were evaluated by the AT&T Mobility network engineers and site acquisition team.



Service Area 

Search Area 

Subject Site 

## Alternative Site Locations Summary

|   | Location           | Block / Lot  | Zoning District | Building Type | WTS Siting Preference |
|---|--------------------|--------------|-----------------|---------------|-----------------------|
| A | 2222 Broadway      | 0564/070     | RH-2            | School        | 1                     |
| B | 2222 Broadway      | 0564/070     | RH-2            | School        | 1                     |
| C | 2222 Broadway      | 0564/070     | RH-2            | School        | 1                     |
| D | 2323 Vallejo       | 0563/001     | RH-2            | Church        | 1                     |
| E | 2222 Broadway      | 0564/070     | RH-2            | School        | 1                     |
| F | 2285 Broadway      | 0581/013B    | RM-1            | Residential   | 7                     |
| G | 2275 Broadway      | 0581/014     | RM-1            | Residential   | 7                     |
| H | 2295 Broadway      | 0581/013A    | RM-1            | Residential   | 7                     |
| I | 2265 Broadway      | 0581/022-032 | RM-1            | Residential   | 7                     |
| J | 2249-2251 Broadway | 0581/015A    | RM-1            | Residential   | 7                     |
| K | 2632 Fillmore      | 0581/56-61   | RM-1            | Residential   | 7                     |
| L | 2398 Pacific       | 0581/011     | RM-1            | Residential   | 7                     |
| M | 2301 Broadway      | 0582/023     | RM-1            | Residential   | 7                     |
| N | 2635 Fillmore      | 0582/024     | RM-1            | Residential   | 7                     |
| O | 2609 Fillmore      | 0582/002     | RM-1            | Residential   | 7                     |
| P | 2400 Pacific       | 0582/006     | RM-1            | Residential   | 7                     |
| Q | 2374-2398 Pacific  | 0581/009-010 | RM-1            | Residential   | 7                     |
| R | 2410 Pacific       | 0582/027-036 | RH-2            | Residential   | 7                     |
| S | 2307 Broadway      | 0582/022     | RH-2            | Residential   | 7                     |
| T | 2315 Broadway      | 0582/021     | RH-2            | Residential   | 7                     |
| U | 2300 Broadway      | 0563/030     | RH-2            | Residential   | 7                     |

|   |                  |              |      |             |   |
|---|------------------|--------------|------|-------------|---|
| V | 2306<br>Broadway | 0563/031     | RH-2 | Residential | 7 |
| W | 2310<br>Broadway | 0563/032     | RH-2 | Residential | 7 |
| X | 2755<br>Fillmore | 0563/029     | RH-2 | Residential | 7 |
| Y | 2295<br>Vallejo  | 0564/027-069 | RM-1 | Residential | 7 |

## A. Locating a site and evaluation of alternative sites

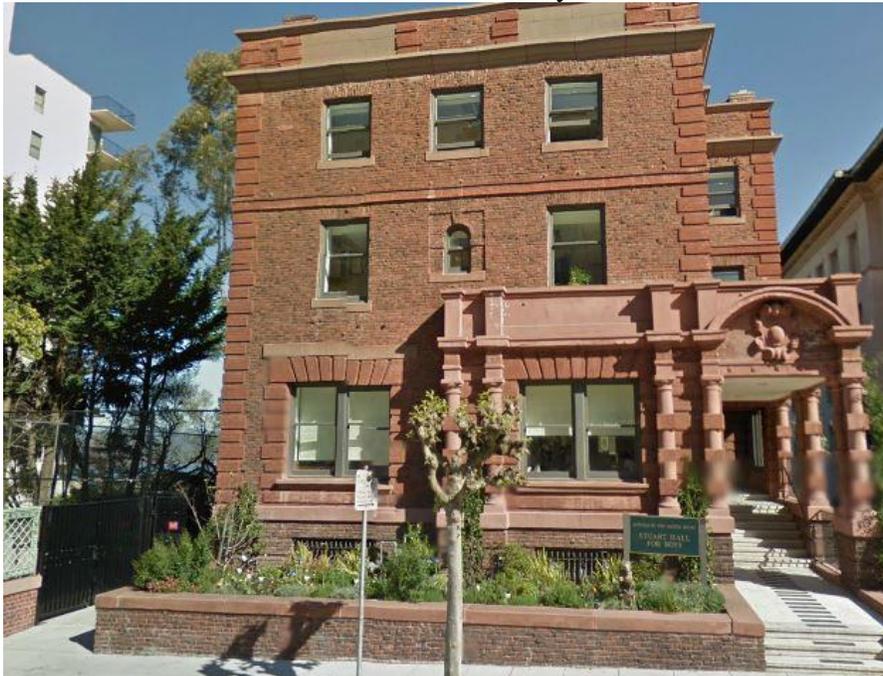
AT&T real estate and construction experts work through Section 8.1 of the WTS Facilities Siting Guidelines, which state the “Preferred Locations Within A Particular Service Area.” The team examines preferred locations (most desirable to least desirable under Section 8.1) until a location is found to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

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

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

### 1. Publicly-used structures:

Alternative Site Location A  
2222 Broadway



School for Sacred Heart -School Hall for Boys at 2222 Broadway is located within the RH-2 Residential House Two Family Zoning District, a Preference 1 Location according to the WTS Guidelines. This three story building is located directly adjacent to the subject site. Although this building is a Preference 1, it is the official policy of the San Francisco Archdiocese to not lease to wireless carriers. As a result, AT&T was not able to pursue this alternative as a potential candidate for the proposed WTS facility.

Additionally, as a three-story building, this building is surrounded by tall buildings to the west, particularly 2288 Broadway, directly south across the street, and does not provide the height required to provide adequate signal propagation to the defined service coverage area. As an alternative unable to achieve AT&T's technological objectives and with an uninterested landlord, it was determined that this location was not a feasible alternative.

Alternative Site Location B  
2222 Broadway



School for Sacred Heart - at 2222 Broadway is located within the RH-2 Residential House Two Family Zoning District, a Preference 1 Location according to the WTS Guidelines. This five story building is located directly adjacent to the subject site. Although this building is a Preference 1, it is the official policy of the San Francisco Archdiocese to not lease to wireless carriers. As a result, AT&T was not able to pursue this alternative as a potential candidate for the proposed WTS facility.

Additionally, as three-story building along Broadway, this building is surrounded by tall buildings to the west, particularly 2288 Broadway, directly south across the street, and does not provide the height required to provide adequate signal propagation to the defined service coverage area. As an alternative unable to achieve AT&T's technological objectives and with an uninterested landlord, it was determined that this location was not a feasible alternative.

Alternative Site Location C  
2222 Broadway



School for Sacred Heart - at 2222 Broadway is located within the RH-2 Residential House Two Family Zoning District, a Preference 1 Location according to the WTS Guidelines. This three story building is located directly adjacent to the subject site. Although this building is a Preference 1, it is the official policy of the San Francisco Archdiocese to not lease to wireless carriers. As a result, AT&T was not able to pursue this alternative as a potential candidate for the proposed WTS facility.

Additionally, as three-story building along Broadway, this building is surrounded by tall buildings to the west, particularly 2288 Broadway, directly south across the street, and does not provide the height required to provide adequate signal propagation to the defined service coverage area. As an alternative unable to achieve AT&T's technological objectives and with an uninterested landlord, it was determined that this location was not a feasible alternative.

#### Alternative Site Location D 2323 Vallejo



This church is located within the RH-1 Residential House One Family Zoning District, a Preference 1 Location according to the WTS Guidelines. This one story building is

located north of Broadway and the subject site. North of Broadway, the topography slopes down and combined with the one story building, does not provide the height required to provide adequate signal propagation to the defined service coverage area. As an alternative unable to achieve AT&T's technological objectives, it was determined that this location was not a feasible alternative.

Alternative Site Location E  
2222 Broadway



School for Sacred Heart Art and Science Center at 2222 Broadway is located within the RH-2 Residential House Two Family Zoning District, a Preference 1 Location according to the WTS Guidelines. This two story building is located north of the subject site.

Although this building is a Preference 1, it is the official policy of the San Francisco Archdiocese to not lease to wireless carriers. As a result, AT&T was not able to pursue this alternative as a potential candidate for the proposed WTS facility.

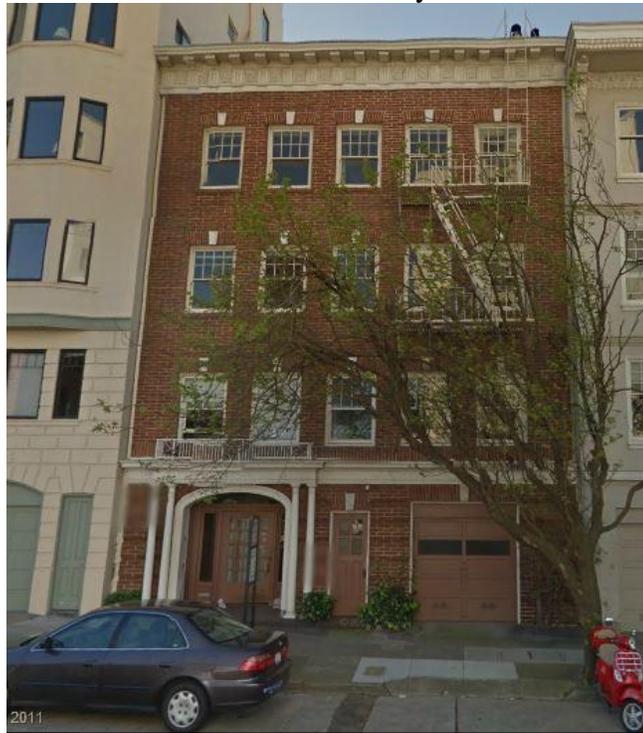
Additionally, this two story building is north of Broadway where the topography slopes downward. Combined with the two story building and the topography this building does not provide the height required to provide adequate signal propagation to the defined service coverage area. As an alternative unable to achieve AT&T's technological objectives and with an uninterested landlord, it was determined that this location was not a feasible alternative.

2. Co-Location Site: There are no Co-Location sites in the target area except for the subject property at 2288 Broadway.

3. Industrial or Commercial Structures: There are no wholly industrial or commercial structures in the target area.
4. Industrial or Commercial Structures: There are no wholly industrial or commercial structures in the area
5. Mixed Use Buildings in High Density Districts: There are no mixed used buildings in high density structures in the target area.
6. There were no Limited Preference sites in target area, as it is all zoned RM-1, RH-1 and RH-2.

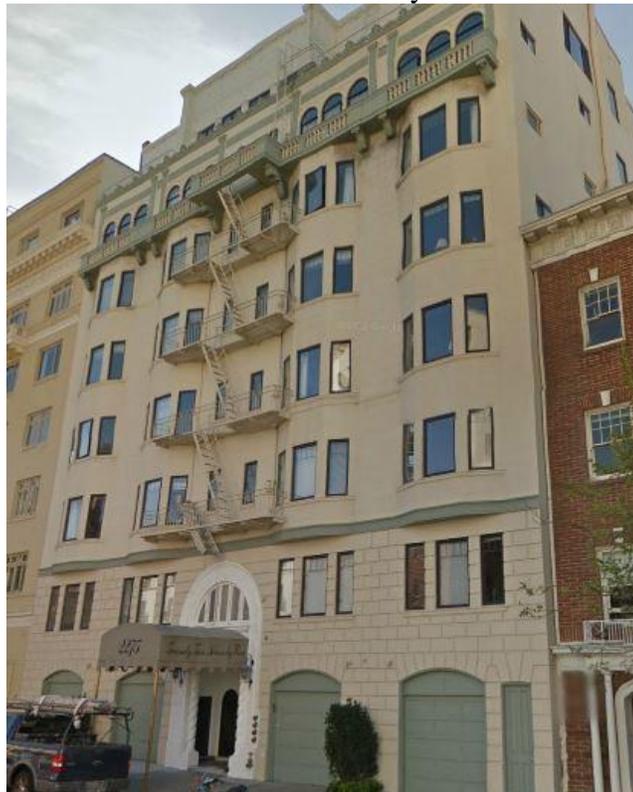
#### 7. Disfavored Sites

Alternative Site location F  
2285 Broadway



This four residential building is located at 2285 Broadway and is located within the RM-1 Residential Mixed Use Low Density zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a higher preference and is a preferred location. Therefore is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap, as a result, it was determined that this alternative was not the most suitable candidate.

Alternative Site Location G  
2275 Broadway



This eight residential building is located at 2275 Broadway and is located within the RM-1 Residential Mixed Use Low Density zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a higher preference and is a preferred location. Therefore is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap, as a result, it was determined that this alternative was not the most suitable candidate.

## Alternative Site Location H

2295 Broadway



This four story residential building is located at 2295 Broadway and is located within the RM-1 Residential Mixed Use Low Density zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a higher preference and is a preferred location. Therefore is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap, as a result, it was determined that this alternative was not the most suitable candidate.

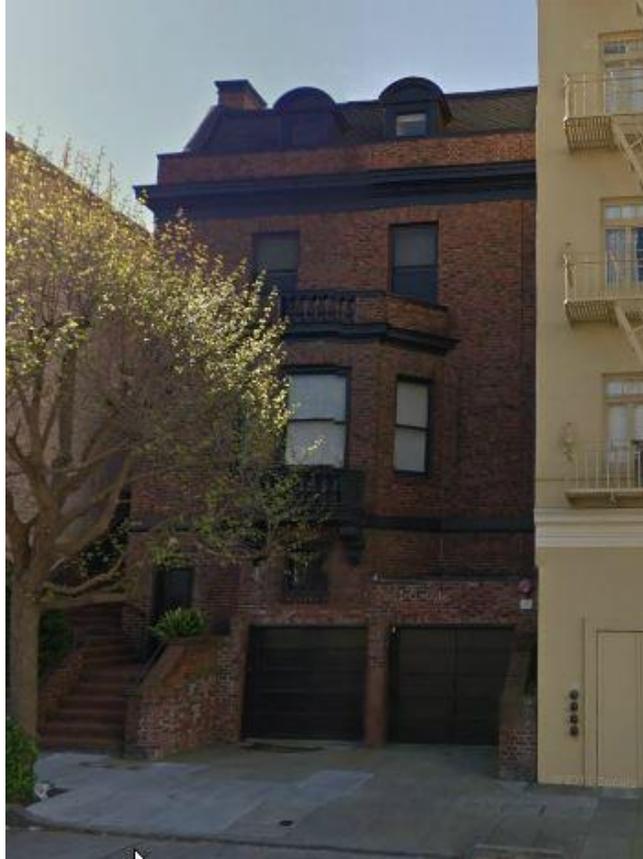
## Alternative Site Location I

2265 Broadway



This seven story residential building is located at 2265 Broadway and is located within the RM-1 Residential Mixed Use Low Density zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a higher preference and is a preferred location. Therefore is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap, as a result, it was determined that this alternative was not the most suitable candidate.

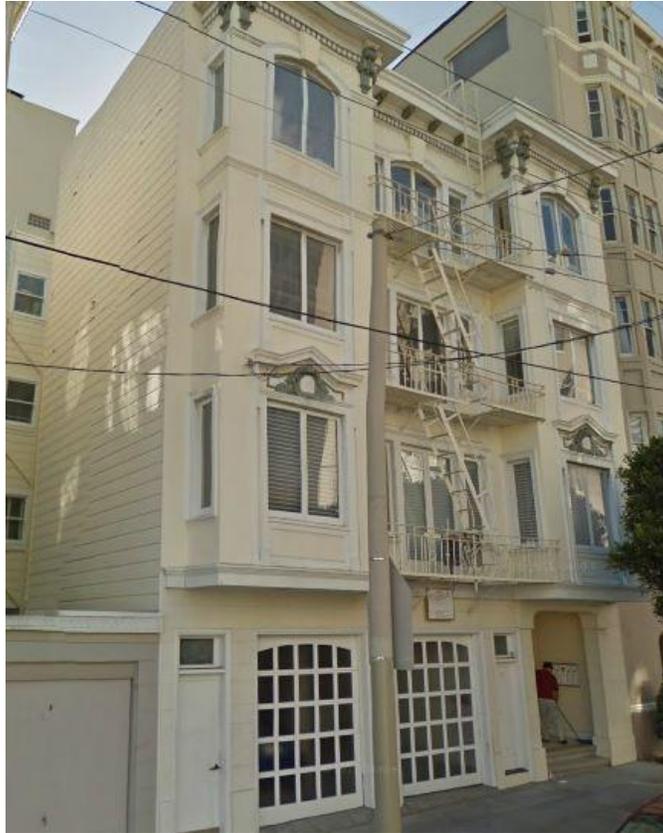
Alternative Site Location J  
2249-2251 Broadway



This three story residential building is located at 2249-2251 Broadway and is located within the RM-1 Residential Mixed Use Low Density zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a higher preference and is a preferred location. Therefore is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap, as a result, it was determined that this alternative was not the most suitable candidate.

Alternative Site Location K

2632 Fillmore



This four story residential building is located at 2632 Fillmore and is located within the RM-1 Residential Mixed Use Low Density zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a higher preference and is a preferred location. Therefore is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap, as a result, it was determined that this alternative was not the most suitable candidate.

Alternative Site Location L  
2398 Pacific Avenue



This six story residential building is located at 2398 Pacific Avenue and is located within the RM-1 Residential Mixed Use Low Density zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a higher preference and is a preferred location. Therefore is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap, as a result, it was determined that this alternative was not the most suitable candidate.

#### Alternative Site Location M 2301 Broadway



This four story residential building is located at 2301 Broadway and is located within the RM-1 Residential Mixed Use Low Density zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a higher preference and is a preferred location.

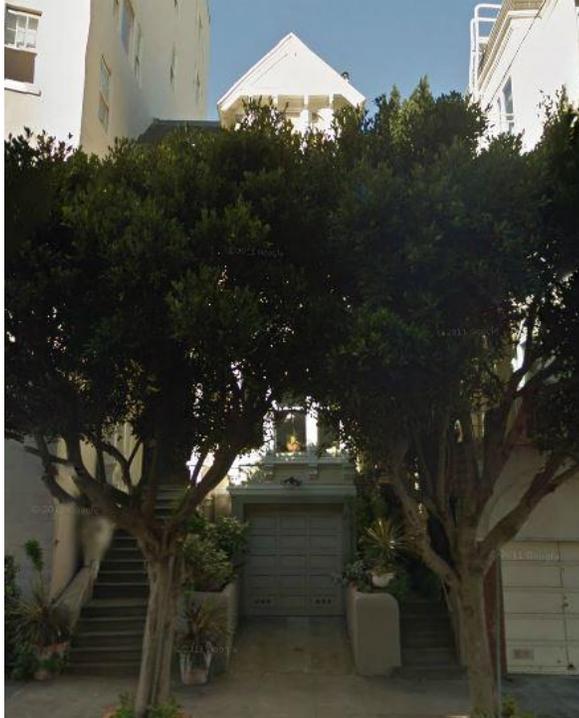
Therefore is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap, as a result, it was determined that this alternative was not the most suitable candidate.

Alternative Site Location N  
2635 Fillmore



This four story residential building is located at 2634 Fillmore and is located within the RM-1 Residential Mixed Use Low Density zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a higher preference and is a preferred location. Therefore is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap, as a result, it was determined that this alternative was not the most suitable candidate.

Alternative Site Location O  
2609 Fillmore



This three story residential building is located at 2609 Fillmore and is located within the RM-1 Residential Mixed Use Low Density zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a higher preference and is a preferred location. Therefore is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap, as a result, it was determined that this alternative was not the most suitable candidate.

Alternative Site Location P  
2400 Pacific



This eight story residential building is located at 2400 Pacific and is located within the RM-1 Residential Mixed Use Low Density zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a higher preference and is a preferred location. Therefore is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap, as a result, it was determined that this alternative was not the most suitable candidate.

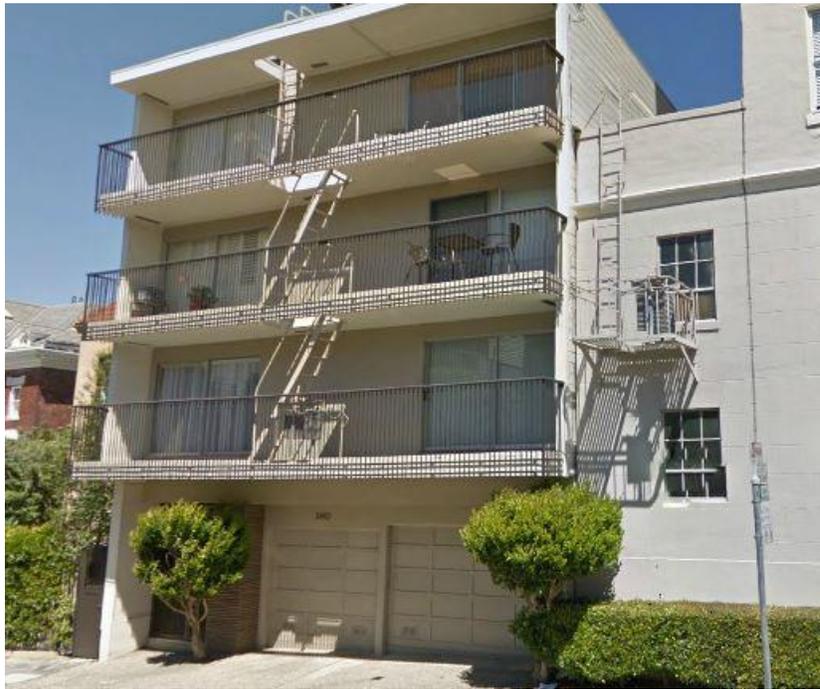
Alternative Site Location Q  
2374-2398 Pacific



These three story residential buildings is located at 2374-2398 Pacific and is located within the RM-1 Residential Mixed Use Low Density zoning district, a Preference 7

Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a higher preference and is a preferred location. Therefore is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap, as a result, it was determined that this alternative was not the most suitable candidate.

Alternative Site Location R  
2410 Pacific



This four story residential building is located at 2374-2398 Pacific and is located within the RM-1 Residential Mixed Use Low Density zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a higher preference and is a preferred location. Therefore is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap, as a result, it was determined that this alternative was not the most suitable candidate.

Alternative Site Location S  
2307 Broadway



This four story residential building is located at 2307 Broadway and is located within the RH-1 Residential House One Family zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a higher preference and is a preferred location. Therefore is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap, as a result, it was determined that this alternative was not the most suitable candidate.

Alternative Site Location T  
2315 Broadway



This four story residential building is located at 2315 Broadway and is located within the RH-1 Residential House One Family zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a higher preference and is a preferred location. Therefore is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap, as a result, it was determined that this alternative was not the most suitable candidate.

Alternative Site Location U  
2300 Broadway



This two story residential building is located at 2300 Broadway and is located

within the RH-1 Residential House One Family zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a higher preference and is a preferred location. Therefore is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap, as a result, it was determined that this alternative was not the most suitable candidate.

Alternative Site Location V  
2306 Broadway



This two story residential building is located at 2306 Broadway and is located within the RH-1 Residential House One Family zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a higher preference and is a preferred location. Therefore is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap, as a result, it was determined that this alternative was not the most suitable candidate.

Alternative Site Location W  
2310 Broadway



This two story residential building is located at 2310 Broadway and is located within the RH-1 Residential House One Family zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a higher preference and is a preferred location. Therefore is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap, as a result, it was determined that this alternative was not the most suitable candidate.

Alternative Site location X  
2755 Fillmore



This two story residential building is located at 2755 Fillmore and is located within the RH-1 Residential House One Family zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location

and the subject site has a higher preference and is a preferred location. Therefore is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap, as a result, it was determined that this alternative was not the most suitable candidate.

Alternative Site Location Y  
2295 Vallejo St



This three story residential building is located at 2295 Vallejo Street and is located within the RM-1 Residential Mixed Use Low Density zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a higher preference and is a preferred location. Therefore is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap, as a result, it was determined that this alternative was not the most suitable candidate.



February 26, 2014

Omar Masry, Planner

San Francisco Department of Planning

1650 Mission Street, 4<sup>th</sup> Floor

San Francisco, CA 94103

Re: Case No. 2013-0880C - Community Meeting for proposed AT&T Mobility facility at 2288 Broadway

Dear Mr, Masry:

On February 26,2014 AT&T mobility held a community meeting regarding the proposed wireless facility at 2288 Broadway. The attached notification was sent on the February 10, 2014 to 973 owners and tenants within 500 feet of the proposed installation and 11 neighborhood organizations. I conducted the meeting on behalf of AT&T Mobility as the project sponsor along with Boe Hayward AT&T Public External Affairs. Raj Mathur, a professional licensed engineer with Hammett and Edison was there to answer any questions regarding the EMF emissions from the proposed wireless facility. No members of the community attended the meeting.

Please contact me if you have any questions or concerns.

Sincerely,

Talin Aghazarian

Attachments: Community Notice

Ericsson inc.  
6160 Stoneridge Mall Rd  
Suite 400  
Pleasanton, CA 94588

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

**To: Neighborhood Groups and Neighbors & Owners within 500' radius of 2288 Broadway (St.)**

**Meeting Information**

Date: **Wednesday, February 26, 2014**  
Time: **6:00 PM-8:00 PM**

Where: **Helen Wills Playground**  
1965 Larkin Street  
San Francisco, CA 94109

**Site Information**

Address: **2288 Broadway (St.)**  
RM-1-Residential Mixed, Low Density  
RH-2-Residential House Two Family

**Applicant**

AT&T Mobility

**Contact Information**

AT&T Mobility Hotline  
(415) 646-0972

AT&T Mobility is proposing to install a wireless communication facility at 2288 Broadway (St) needed by AT&T Mobility as part of its San Francisco wireless network. The proposed site is an unmanned facility consisting of the installation of five (5) panel antennas. The antennas will be mounted on existing penthouses. The associated equipment will also be located on the first floor of the building. Plans and photo simulations will be available for your review at the meeting. You are invited to attend an informational community meeting located at Helen Wills Playground 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 with the San Francisco Planning Department at (415)575-9116 if you have any questions regarding the planning process.

**NOTE: If you require an interpreter to be present at the meeting, please contact our office at (415) 646-0972 no later than 5:00pm on Friday February 21, 2014 and we will make every effort to provide you with an interpreter.**

**NOTIFICACIÓN DE REUNIÓN DE ALCANCE COMUNITARIO SOBRE UNA INSTALACIÓN DE COMUNICACIONES INALÁMBRICAS PROPUESTA EN SU VECINDARIO**

**Para: Grupos del vecindario y vecinos y propietarios dentro de un radio de 500' de 2288 Broadway (St.)**

**Información de la reunión**

Fecha: **miércoles, 26 de febrero de 2014**  
Hora: **6:00 PM-8:00 PM**

Dónde: **Helen Wills Playground**  
1965 Larkin Street  
San Francisco, CA 94109

**Información del lugar**

Dirección: **2288 Broadway (St.)**  
RM-1 Residential Mixed Low Density  
RH-2-Residential House Two Family

**Solicitante**

AT&T Mobility

**Información de contacto**

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

AT&T Mobility propone colocar una instalación de comunicaciones inalámbricas en 2288 Broadway (St.), necesaria para AT&T Mobility como parte de su red inalámbrica en San Francisco. La ubicación propuesta es una instalación sin personal que consiste en la instalación de cinco (5) antenas panel. Las antenas se montarán sobre los áticos existentes. El equipamiento asociado se ubicará en el primer piso del edificio. Habrá planos y fotos disponibles para que usted los revise en la reunión. Está invitado a asistir a una reunión comunitaria informativa que tendrá lugar en el Helen Wills Playground para obtener más información sobre el proyecto.

Si tiene preguntas relacionadas con la propuesta y no puede asistir a la reunión, por favor llame a la Línea Directa de AT&T Mobility, (415) 646-0972, y un especialista de AT&T Mobility le devolverá el llamado. Por favor, contacte a Omar Masry del Departamento de Planificación de San Francisco al (415) 575-9116 si tiene alguna pregunta relacionada con el proceso de planificación.

**NOTA: Si necesita que un intérprete esté presente en la reunión, por favor contacte a nuestra oficina llamando al (415) 646-0972 hasta el 21 de febrero de 2014 inclusive, antes de las 5:00 p.m., y haremos todo lo posible para proporcionarle un intérprete.**

**關於計畫在您所在街區安裝一座無線通信設施的社區資訊通報會通知**

**致：Broadway(街)2288 號(2288 Broadway) 周圍五百英尺內的居民組織、居民和業主**

**會議資訊**

日期: **2014 年 2 月 26 日 (星期三)**  
時間: **下午 6:00-8:00**

地點: **Helen Wills Playground**  
1965 Larkin Street  
San Francisco, CA 94109

**設施地點資訊**

地址: **Broadway 街 2288 號(2288 Broadway)**  
RM-1-混合民居, 低密度  
RM-2-民宅雙家庭

**申請公司**

AT&T Mobility

**聯繫資訊**

AT&T Mobility公司熱線電話  
(415) 646-0972

AT&T Mobility 公司計畫在 **Broadway 街 2288 號(2288 Broadway)** 街安裝一座無線通訊設施, 作為 AT&T Mobility 公司在三藩市無線網路的一部分。計畫中的場地為無人操作設施, 需要在現有混用建築物的屋頂安裝五(5) 根平板天線。這些天線將安裝在現有頂樓上。相關設備也將安放在建築物的一樓。我們在會上將提供計畫書和類比圖片供您參考。我們誠邀您參加在 Helen Wills Playground 召開的社區資訊通報會, 以便您瞭解有關本專案的更多資訊。

如果您對該計畫有任何疑問, 但是無法出席這次會議, 請撥打 AT&T Mobility 公司熱線電話(415) 646-0972, AT&T Mobility公司的一位專業人員將會回復您的電話。如果您對規劃流程有任何疑問, 請撥打電話(415)575-9116 联系三藩市规划厅的 Omar Masry。

**注意: 如果您需要一名翻譯陪同您出席會議, 請在不晚於 2014 年 2 月 21 日 (星期五) 下午 5 點前致電 (415) 646-0972 與本辦公室聯繫, 我們將盡力為您配備一名翻譯。**



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

WILLIAM F. HAMMETT, P.E.  
 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**

March 14, 2014

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

Dear Tedi:

Our firm was selected to conduct the review required by the City of San Francisco of the coverage maps submitted by AT&T Mobility as part of its application package for its base station proposed to be located at 2288 Broadway Street (Site No. CNU5693). This is to fulfill the submittal requirements for Planning Department review.

**Executive Summary**

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

AT&T proposes to install five CCI Model HPA-33R-BUU-H4-K directional panel antennas on the sides of the penthouse. Two antennas would be mounted at an effective height of about 112 feet above ground, 16 feet above the roof, and would be oriented toward 125°T. The remaining three antennas would be oriented toward 250°T, with two antennas mounted at an effective height of about 108 feet above ground, 12 feet above the roof, and one mounted at an effective height of about 105 feet above ground, 9 feet above the roof. The maximum effective radiated power proposed by AT&T in any direction is 13,840 watts, representing simultaneous operation at 3,630 watts for WCS, 6,950 watts for PCS, 1,000 watts for cellular, and 2,260 watts for 700 MHz service.

AT&T provided for review two pairs of coverage maps, dated March 13, 2014, attached for reference. The maps show AT&T's cellular UMTS (850 MHz) and 4G LTE (700 MHz) coverage in the area before and after the site is operational.\* Both the before and after UMTS maps show three levels of coverage, which AT&T colors and defines as follows:

\* These "before" maps of existing conditions are identical to the maps dated May 16, 2013, reviewed in the earlier analysis letter, dated June 20, 2013.

Theadora K. Vriheas, Esq., page 2  
March 14, 2014

|               |  |
|---------------|--|
| 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         |

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

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

As a second step, we conducted our own drive test to measure the actual AT&T UMTS and 4G LTE signal strength in the vicinity of the proposed site. Our fieldwork was conducted on June 17, 2013, between 2:45 PM and 4:45 PM, during the peak time (2:00 PM to 10:00 PM) for data and voice traffic shown in the 24-hour traffic profile provided by AT&T for this area. The field measurements were conducted using an Ascom TEMS Pocket network diagnostic tool with built-in GPS along a measurement route selected to cover all the streets within the map area that AT&T had indicated would receive improved service.

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

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

Sincerely yours,



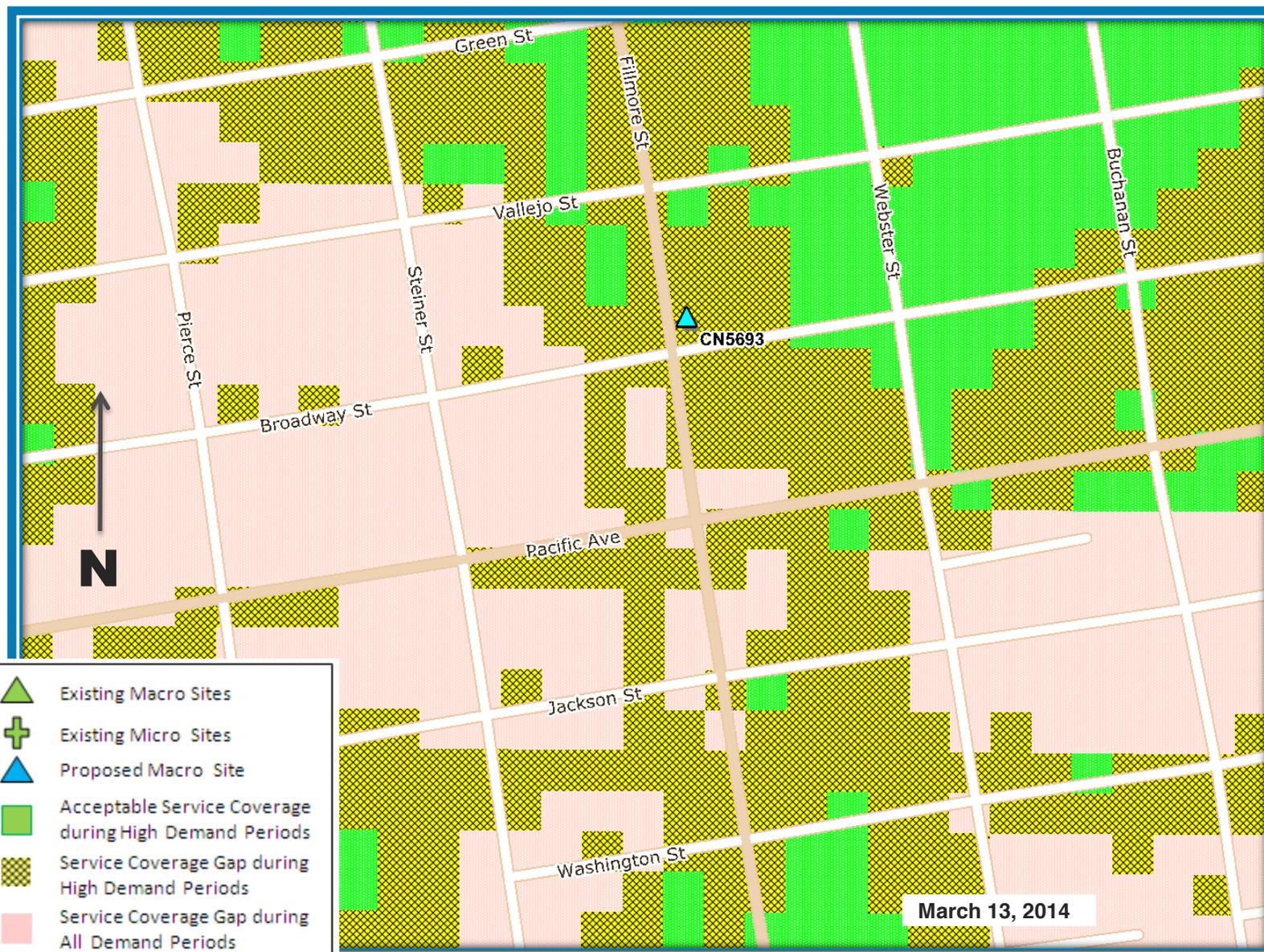
William F. Hammett, P.E.

lc

cc: Mr. Michael J. Caniglia - BY E-MAIL MC0763@ATT.COM  
Ms. Talin Aghazarian - BY E-MAIL TALIN.AGHAZARIAN@ERICSSON.COM

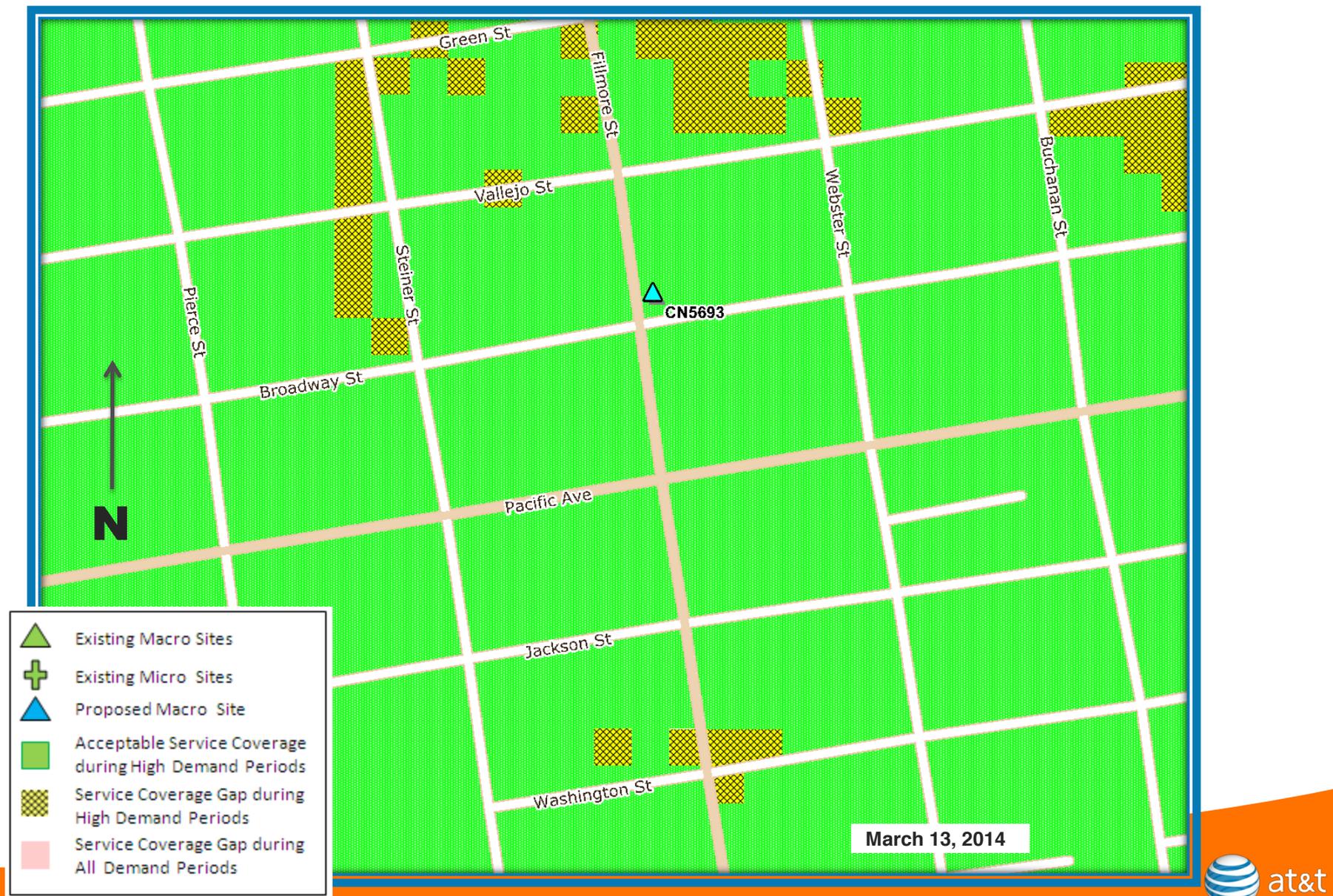
# Exhibit 2 - Proposed Site at 2288 Broadway (CN5693)

Service Area BEFORE site is constructed



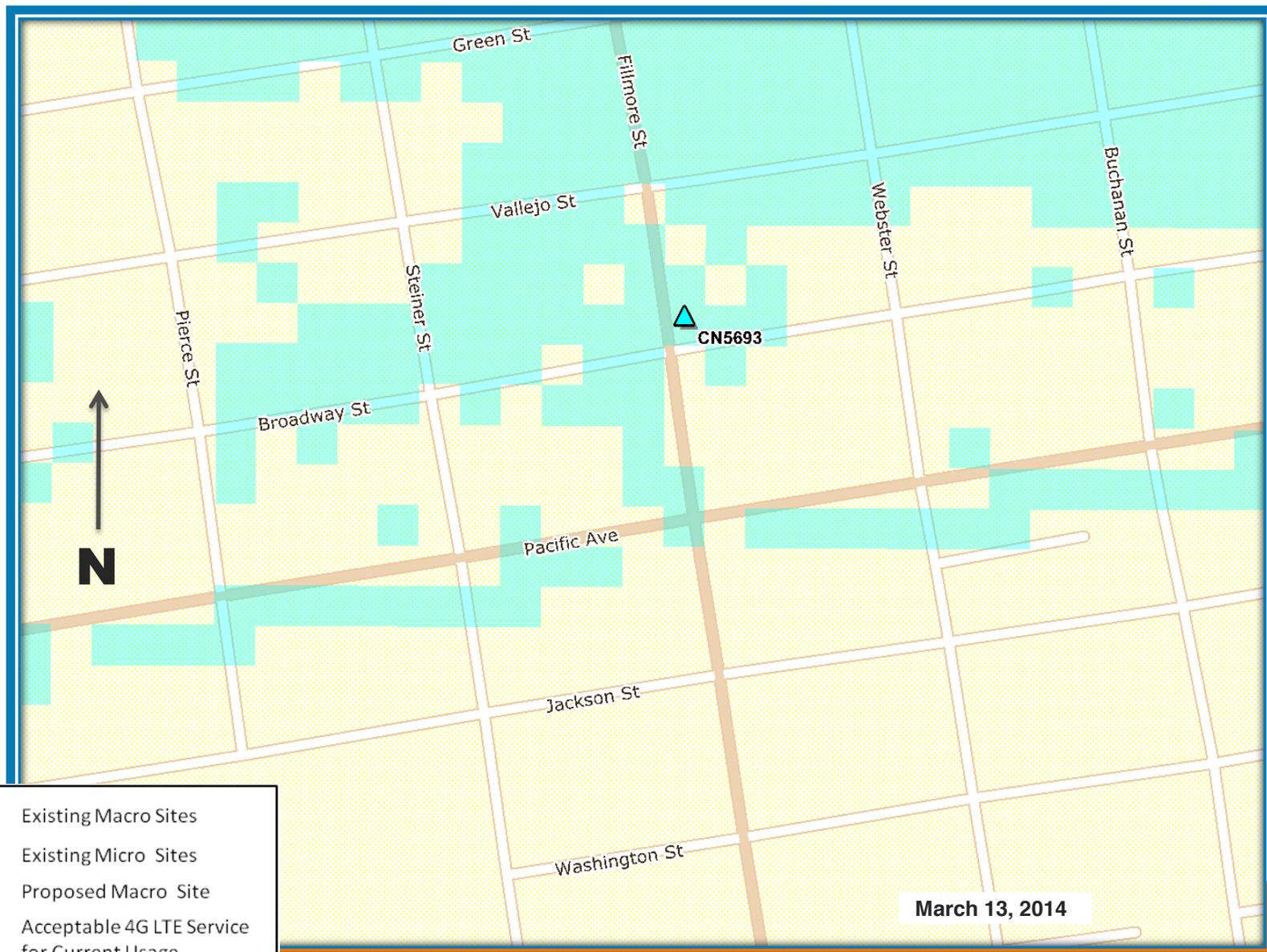
# Exhibit 4 - Proposed Site at 2288 Broadway (CN5693)

Service Area AFTER site is constructed



# Exhibit 5 - Proposed Site at 2288 Broadway (CN5693)

4G LTE Service Area BEFORE site is constructed

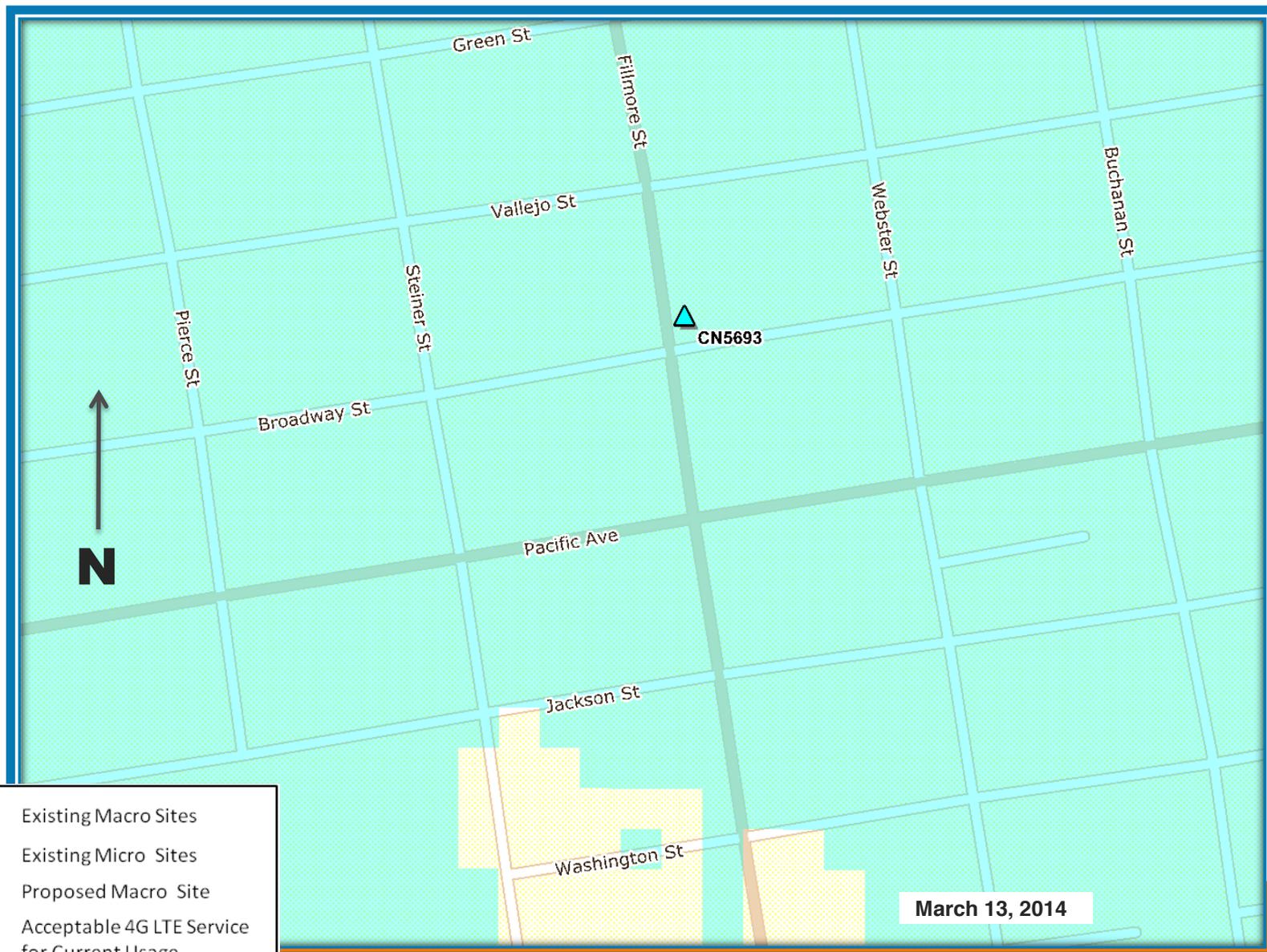


- Existing Macro Sites
- Existing Micro Sites
- Proposed Macro Site
- Acceptable 4G LTE Service for Current Usage

March 13, 2014

# Exhibit 6 - Proposed Site at 2288 Broadway (CN5693)

4G LTE Service Area AFTER site is constructed





# at&t

2288 BROADWAY  
2288 BROADWAY  
SAN FRANCISCO, CA 94123  
CN5693

2288  
BROADWAY

CN5693  
2288 BROADWAY  
SAN FRANCISCO, CA 94123

ISSUE STATUS

| Δ | DATE     | DESCRIPTION | BY   |
|---|----------|-------------|------|
|   | 04/10/13 | CLIENT REV  | C.C. |
|   | 12/17/13 | CLIENT REV  | C.C. |
|   | 02/05/14 | CLIENT REV  | C.C. |
|   | 02/11/14 | CLIENT REV  | C.C. |
|   | 03/06/14 | CLIENT REV  | C.C. |
|   | 03/13/14 | CLIENT REV  | C.C. |

DRAWN BY: C. CODY  
CHECKED BY: C. MATHISEN  
APPROVED BY: -  
DATE: 03/13/14

**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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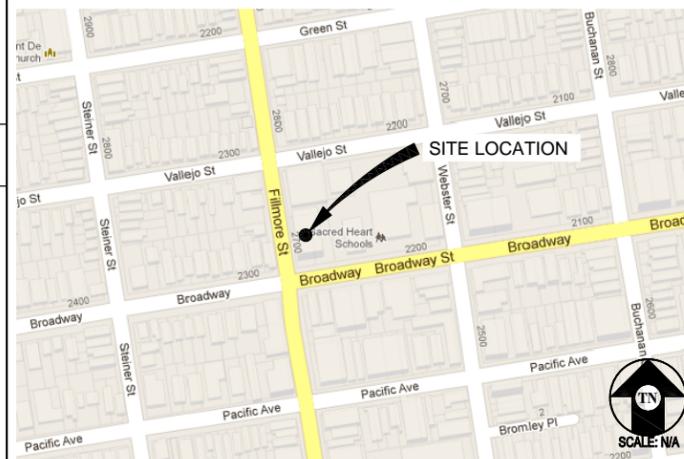
PROJECT DESCRIPTION

A (P) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF ADDING A (P) AT&T 121 SOFT EQUIPMENT ROOM & A (P) 42 SOFT ROOFTOP ANTENNA EQUIPMENT AREA W/ A (P) 26" DC POWER RACK, A (P) 26" BATTERY RACK, (3) (P) 19" EQUIPMENT RACKS W/ (P) 6601 DUW & 6601 DUL RBS UNITS, A (P) CIENA & UAM UNIT, (2) (P) A/C WALL MOUNTED AIR HANDLERS, & (2) CONDENSER UNITS. ALSO ADDING (5) (P) AT&T ANTENNAS, (10) (P) RRUS UNITS, (2) (P) A2 UNITS, & (2) (P) SURGE SUPPRESSORS.

PROJECT INFORMATION

|                       |   |               |                       |
|-----------------------|---|---------------|-----------------------|
| SITE NAME:            | 2288 BROADWAY   | SITE #:       | CN5693                |
| COUNTY:               | SAN FRANCISCO   | JURISDICTION: | CITY OF SAN FRANCISCO |
| BLOCK/LOT:            | 0564-019  | POWER:        | PG&E                  |
| SITE ADDRESS:         | 2288 BROADWAY<br>SAN FRANCISCO, CA 94123                                  | TELEPHONE:    | AT&T                  |
| CURRENT ZONING:       | RM-1-RESIDENTIAL-MIXED, LOW DENSITY<br>RM-2-RESIDENTIAL-HOUSE, TWO FAMILY |               |                       |
| CONSTRUCTION TYPE:    | V   |               |                       |
| OCCUPANCY TYPE:       | U, (UNMANNED COMMUNICATIONS FACILITY)                                     |               |                       |
| HEIGHT / BULK:        | 40-X  |               |                       |
| PROPERTY OWNER:       | BROADWAY LLC<br>2288 BROADWAY ST<br>SAN FRANCISCO, CA 94123               |               |                       |
| APPLICANT:            | AT&T<br>430 BUSH ST, 5TH FLOOR<br>SAN FRANCISCO, CA 94108                 |               |                       |
| LEASING CONTACT:      | ATTN: JOHN MERRITT<br>(805) 788-0866                                      |               |                       |
| ZONING CONTACT:       | ATTN: KELLY PEPPER<br>(415) 379-3727                                      |               |                       |
| CONSTRUCTION CONTACT: | ATTN: TONY PINO<br>(415) 760-4921   |               |                       |
| RF DESIGN ENGINEER:   | ATTN:<br>(---)  |               |                       |
| LATITUDE:             | N 37° 47' 40.50" NAD 83   |               |                       |
| LONGITUDE:            | W 122° 26' 05.22" NAD 83  |               |                       |
| AMSL:                 | ±247.7'   |               |                       |

VICINITY MAP



DRIVING DIRECTIONS

FROM: 430 BUSH ST, 5TH FLOOR, SAN FRANCISCO, CA 94108  
TO: 2288 BROADWAY, SAN FRANCISCO, CA 94123

1. HEAD EAST ON BUSH ST TOWARD CLAUDE LN 194 FT
2. TAKE THE 1ST LEFT ONTO KEARNY ST 338 FT
3. TAKE THE 1ST LEFT ONTO PINE ST 1.1 MI
4. TURN RIGHT ONTO FRANKLIN ST 0.4 MI
5. TURN LEFT ONTO BROADWAY ST 0.5 MI

END AT: 2288 BROADWAY, SAN FRANCISCO, CA 94123  
ESTIMATED TIME: 10 MINUTES ESTIMATED DISTANCE: 2.2 MILES

CODE COMPLIANCE

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

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

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.4

SHEET INDEX

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

APPROVAL

|              |
|--------------|
| RF           |
| LEASING      |
| ZONING       |
| CONSTRUCTION |
| AT&T         |

at&t



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

SHEET TITLE:

TITLE

SHEET NUMBER:

T-1



2288  
BROADWAY

CN5693  
2288 BROADWAY  
SAN FRANCISCO, CA 94123

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|   | 03/06/14 | CLIENT REV  | C.C. |
|   | 03/13/14 | CLIENT REV  | C.C. |

DRAWN BY: C. CODY

CHECKED BY: C. MATHISEN

APPROVED BY: -

DATE: 03/13/14

**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**



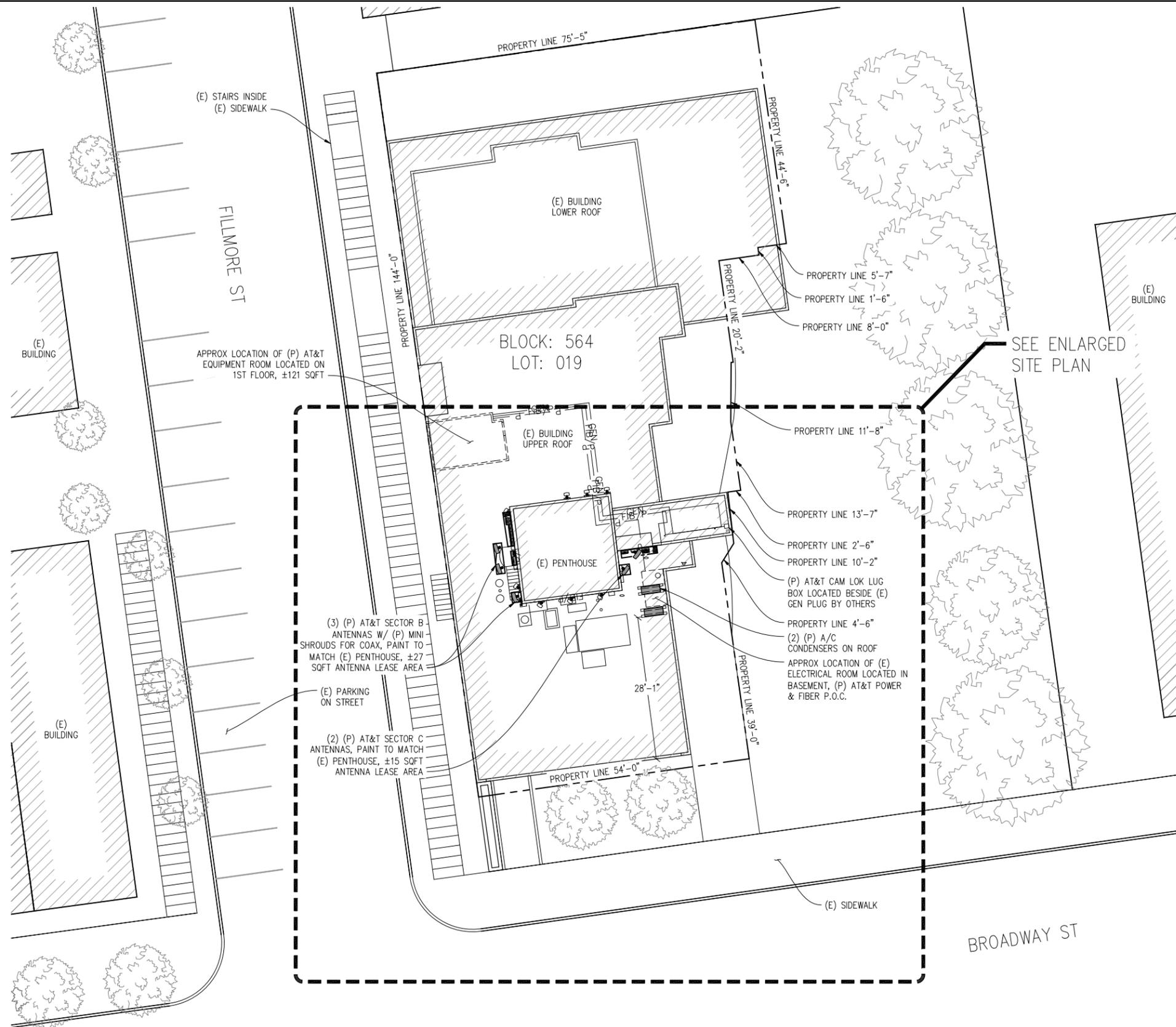
430 BUSH ST, 5TH FLOOR  
SAN FRANCISCO, CA 94122

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A-1



(E) STAIRS INSIDE  
(E) SIDEWALK

FILLMORE ST

APPROX LOCATION OF (P) AT&T  
EQUIPMENT ROOM LOCATED ON  
1ST FLOOR, ±121 SQFT

BLOCK: 564  
LOT: 019

SEE ENLARGED  
SITE PLAN

(E) BUILDING  
LOWER ROOF

(E) BUILDING  
UPPER ROOF

(E) PENTHOUSE

(3) (P) AT&T SECTOR B  
ANTENNAS W/ (P) MINI  
SHROUDS FOR COAX, PAINT TO  
MATCH (E) PENTHOUSE, ±27  
SQFT ANTENNA LEASE AREA

(E) PARKING  
ON STREET

(2) (P) AT&T SECTOR C  
ANTENNAS, PAINT TO MATCH  
(E) PENTHOUSE, ±15 SQFT  
ANTENNA LEASE AREA

(P) AT&T CAM LOK LUG  
BOX LOCATED BESIDE (E)  
GEN PLUG BY OTHERS

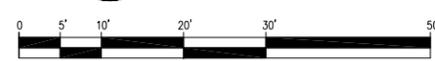
(2) (P) A/C  
CONDENSERS ON ROOF

APPROX LOCATION OF (E)  
ELECTRICAL ROOM LOCATED IN  
BASEMENT, (P) AT&T POWER  
& FIBER P.O.C.



SITE PLAN

1"=10'-0"



2288  
BROADWAY

CN5693  
2288 BROADWAY  
SAN FRANCISCO, CA 94123

ISSUE STATUS

| Δ | DATE     | DESCRIPTION | BY   |
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|   | 03/13/14 | CLIENT REV  | C.C. |

DRAWN BY: C. CODY

CHECKED BY: C. MATHISEN

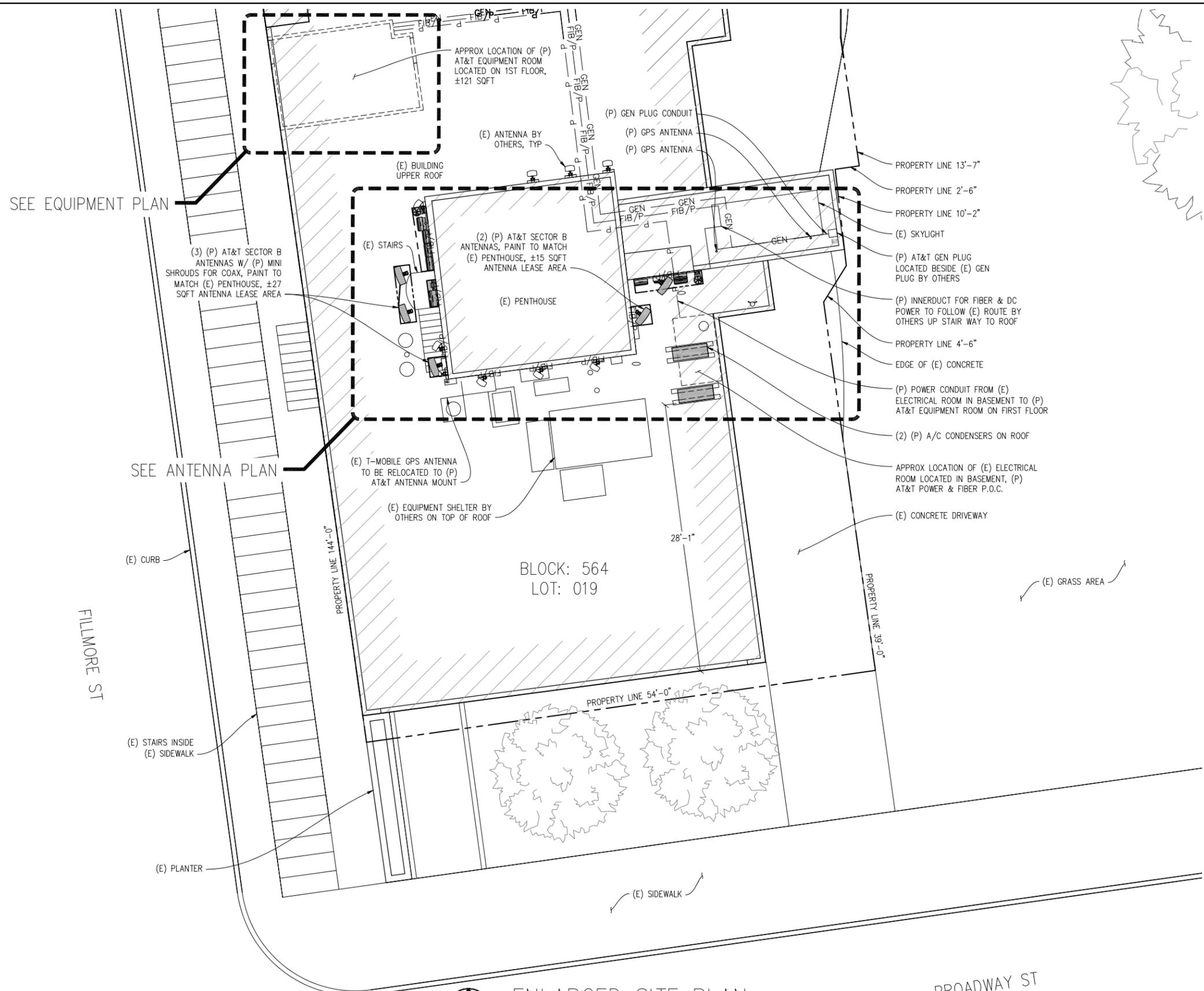
APPROVED BY: -

DATE: 03/13/14

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ENLARGED SITE PLAN

1"=5'-0"



**at&t**



430 BUSH ST, 5TH FLOOR  
SAN FRANCISCO, CA 94122

SHEET TITLE:

ENLARGED  
SITE PLAN

SHEET NUMBER:

A-2

2288  
BROADWAY

CN5693  
2288 BROADWAY  
SAN FRANCISCO, CA 94123

ISSUE STATUS

| Δ | DATE     | DESCRIPTION | BY   |
|---|----------|-------------|------|
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|   | 02/05/14 | CLIENT REV  | C.C. |
|   | 02/11/14 | CLIENT REV  | C.C. |
|   | 03/06/14 | CLIENT REV  | C.C. |
|   | 03/13/14 | CLIENT REV  | C.C. |

DRAWN BY: C. CODY

CHECKED BY: C. MATHISEN

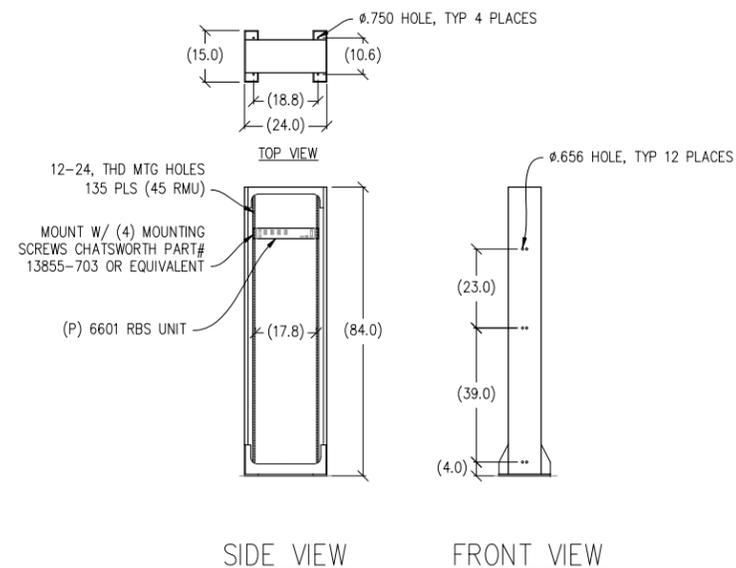
APPROVED BY: -

DATE: 03/13/14

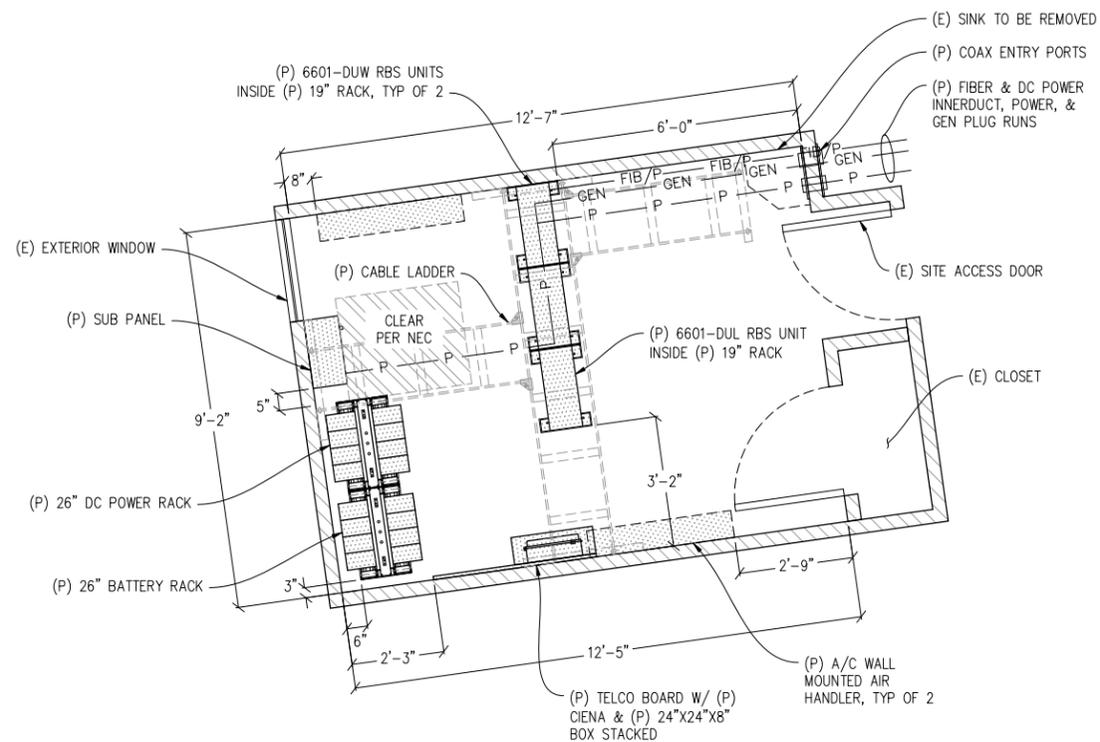
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Contact: Larry Houghby Phone: 916-275-4180  
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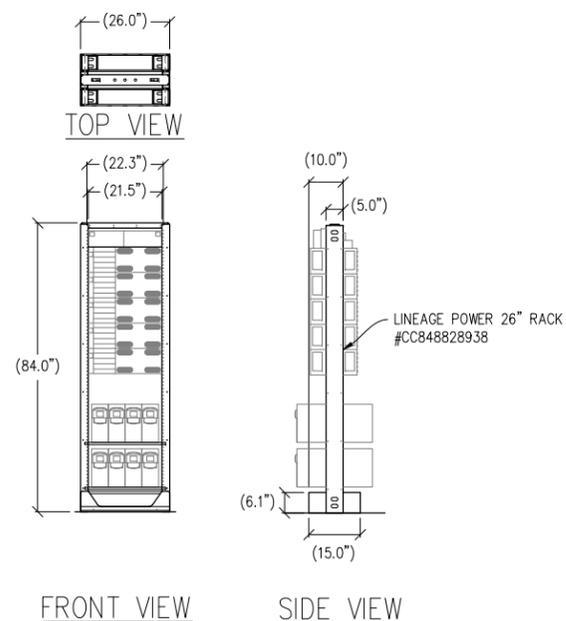


1 19" SEISMIC RACK W/ 6601 DETAIL  
1/2"=1'-0"

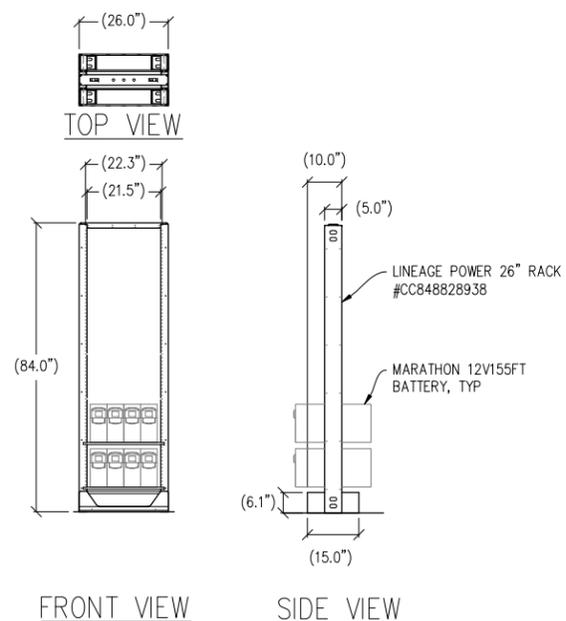


EQUIPMENT PLAN

1/2"=1'-0"



2 DC POWER 26" RACK DETAIL  
1/2"=1'-0" MAX WEIGHT: 1150 LBS



3 26" BATTERY RACK DETAIL  
1/2"=1'-0" MAX WEIGHT: 2550 LBS

at&t



430 BUSH ST, 5TH FLOOR  
SAN FRANCISCO, CA 94122

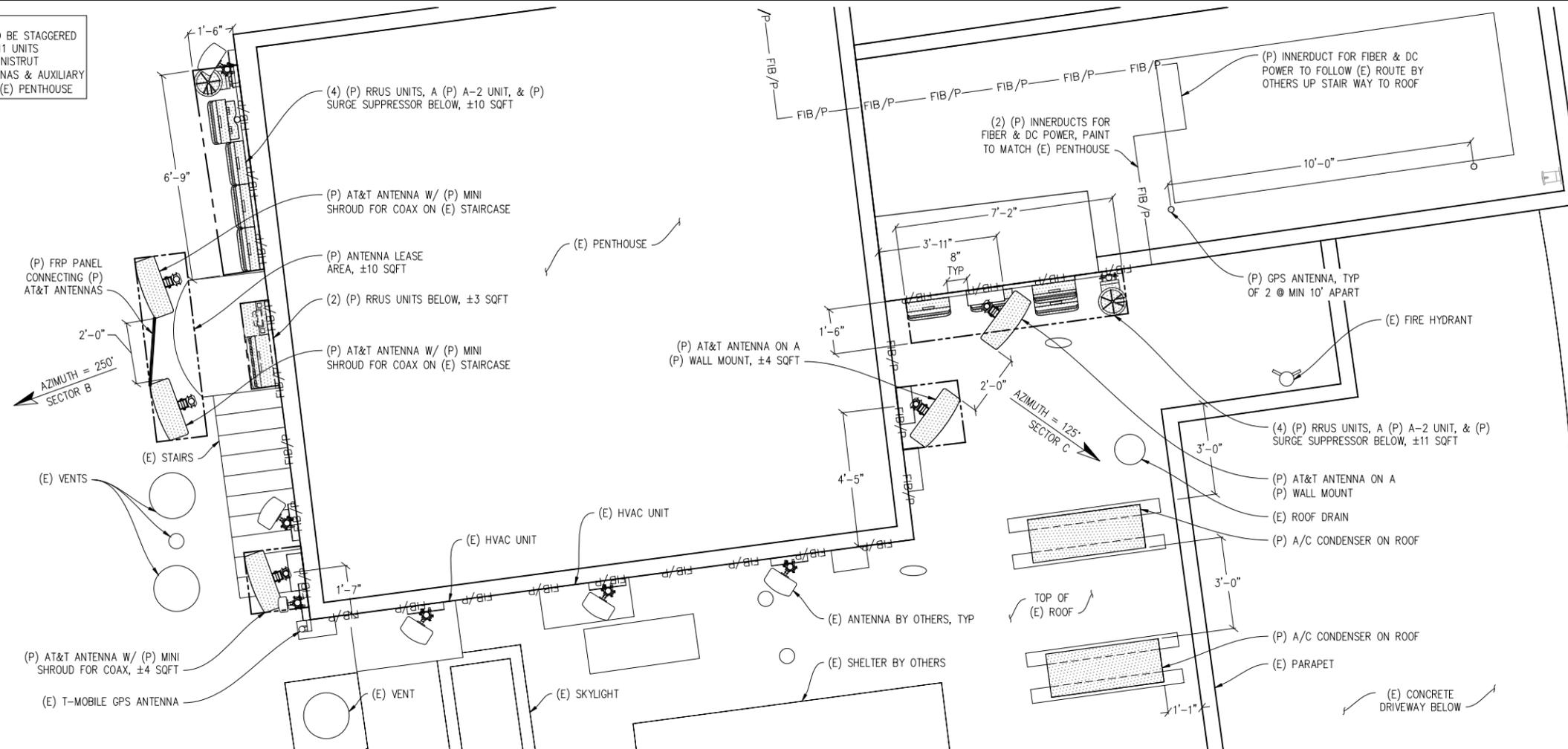
SHEET TITLE:

EQUIPMENT PLAN  
& DETAILS

SHEET NUMBER:

A-3

NOTE:  
 1. RRUS-11 UNITS ARE TO BE STAGGERED  
 2. DO NOT STACK RRUS-11 UNITS  
 3. REMOVE ALL UNUSED UNISTRUT  
 4. PAINT (P) AT&T ANTENNAS & AUXILIARY EQUIPMENT TO MATCH (E) PENTHOUSE



2288 BROADWAY

CN5693  
 2288 BROADWAY  
 SAN FRANCISCO, CA 94123

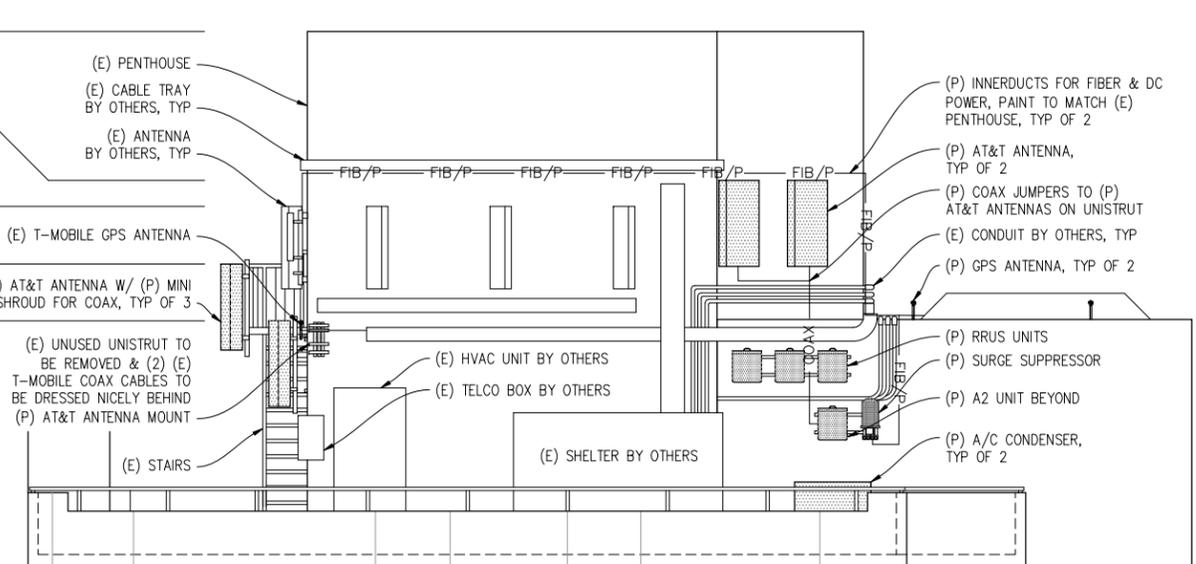
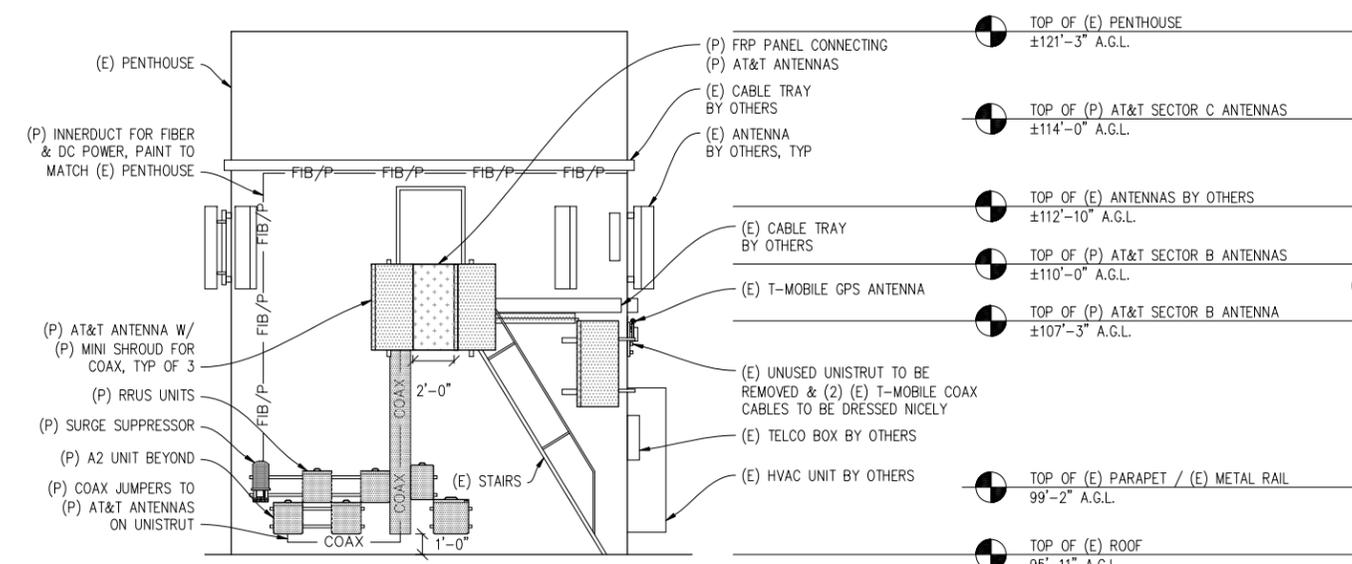
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|   | 03/13/14 | CLIENT REV  | C.C. |

DRAWN BY: C. CODY  
 CHECKED BY: C. MATHISEN  
 APPROVED BY: -  
 DATE: 03/13/14

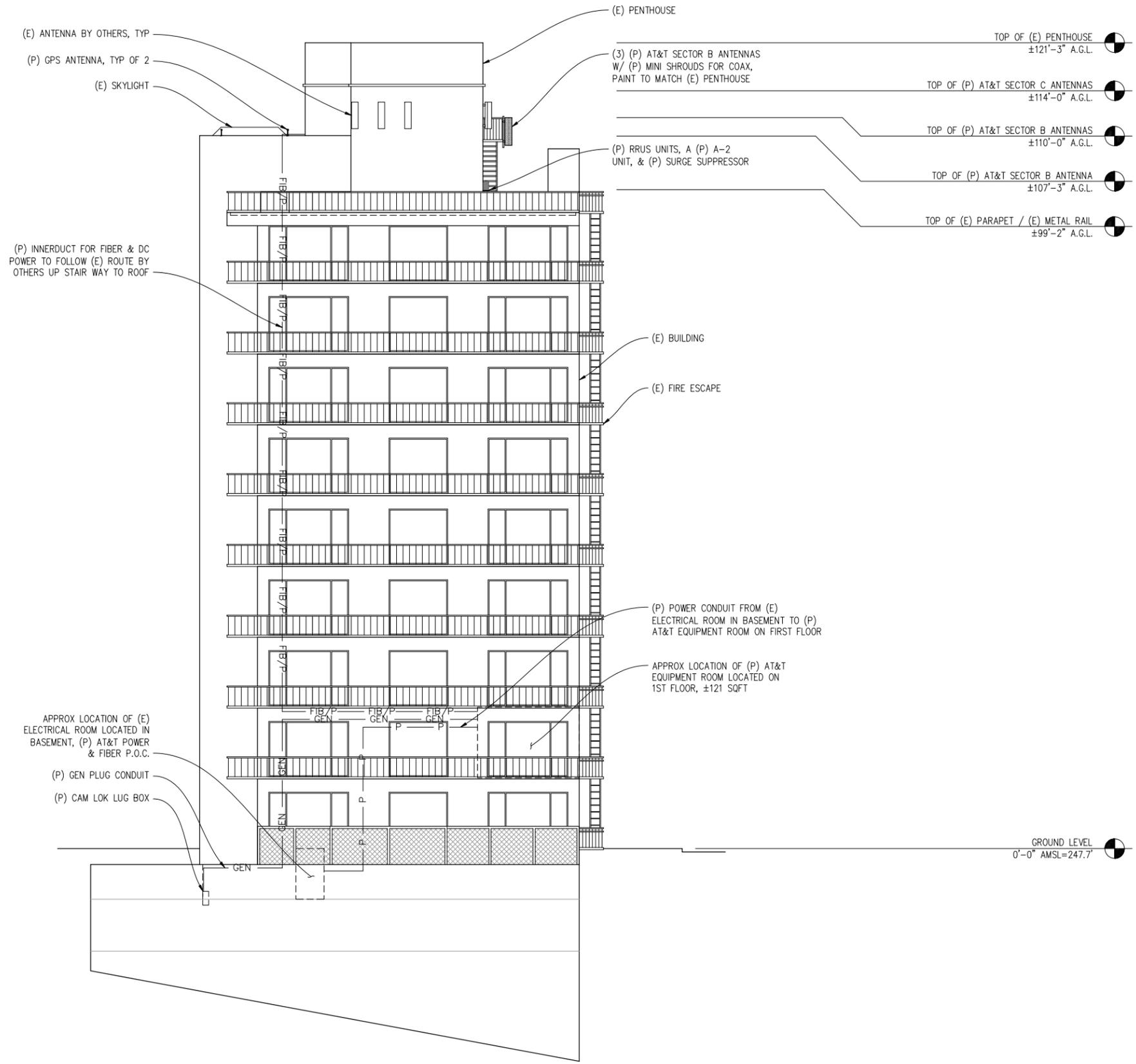
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SHEET TITLE:  
 ANTENNA PLAN & ELEVATIONS  
 SHEET NUMBER:  
**A-4**



NORTH ELEVATION  
 1/8" = 1'-0"

VIEW FROM VALLEJO ST

2288  
 BROADWAY

CN5693  
 2288 BROADWAY  
 SAN FRANCISCO, CA 94123

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|   | 03/06/14 | CLIENT REV  | C.C. |
|   | 03/13/14 | CLIENT REV  | C.C. |

DRAWN BY: C. CODY  
 CHECKED BY: C. MATHISEN  
 APPROVED BY: -  
 DATE: 03/13/14

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SHEET TITLE:  
 ELEVATION

SHEET NUMBER:  
 A5

2288  
BROADWAY

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|   | 03/06/14 | CLIENT REV  | C.C. |
|   | 03/13/14 | CLIENT REV  | C.C. |

DRAWN BY: C. CODY

CHECKED BY: C. MATHISEN

APPROVED BY: -

DATE: 03/13/14

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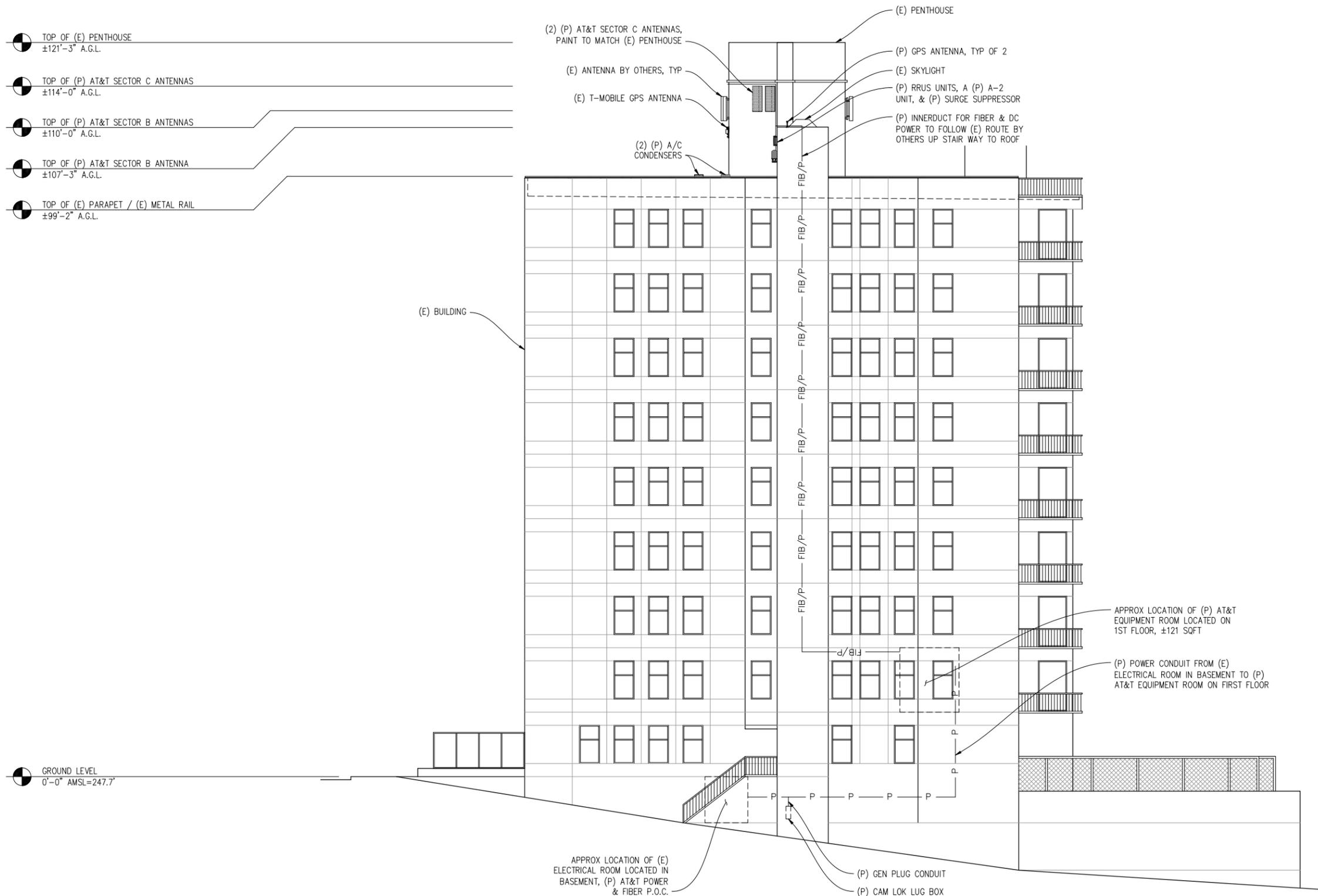
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SAN FRANCISCO, CA 94122

SHEET TITLE:

ELEVATION

SHEET NUMBER:

A-6



EAST ELEVATION

1/8" = 1'-0"

VIEW FROM WEBSTER ST

2288  
BROADWAY

CN5693  
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SAN FRANCISCO, CA 94123

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|   | 02/11/14 | CLIENT REV  | C.C. |
|   | 03/06/14 | CLIENT REV  | C.C. |
|   | 03/13/14 | CLIENT REV  | C.C. |

DRAWN BY: C. CODY  
CHECKED BY: C. MATHISEN  
APPROVED BY: -  
DATE: 03/13/14

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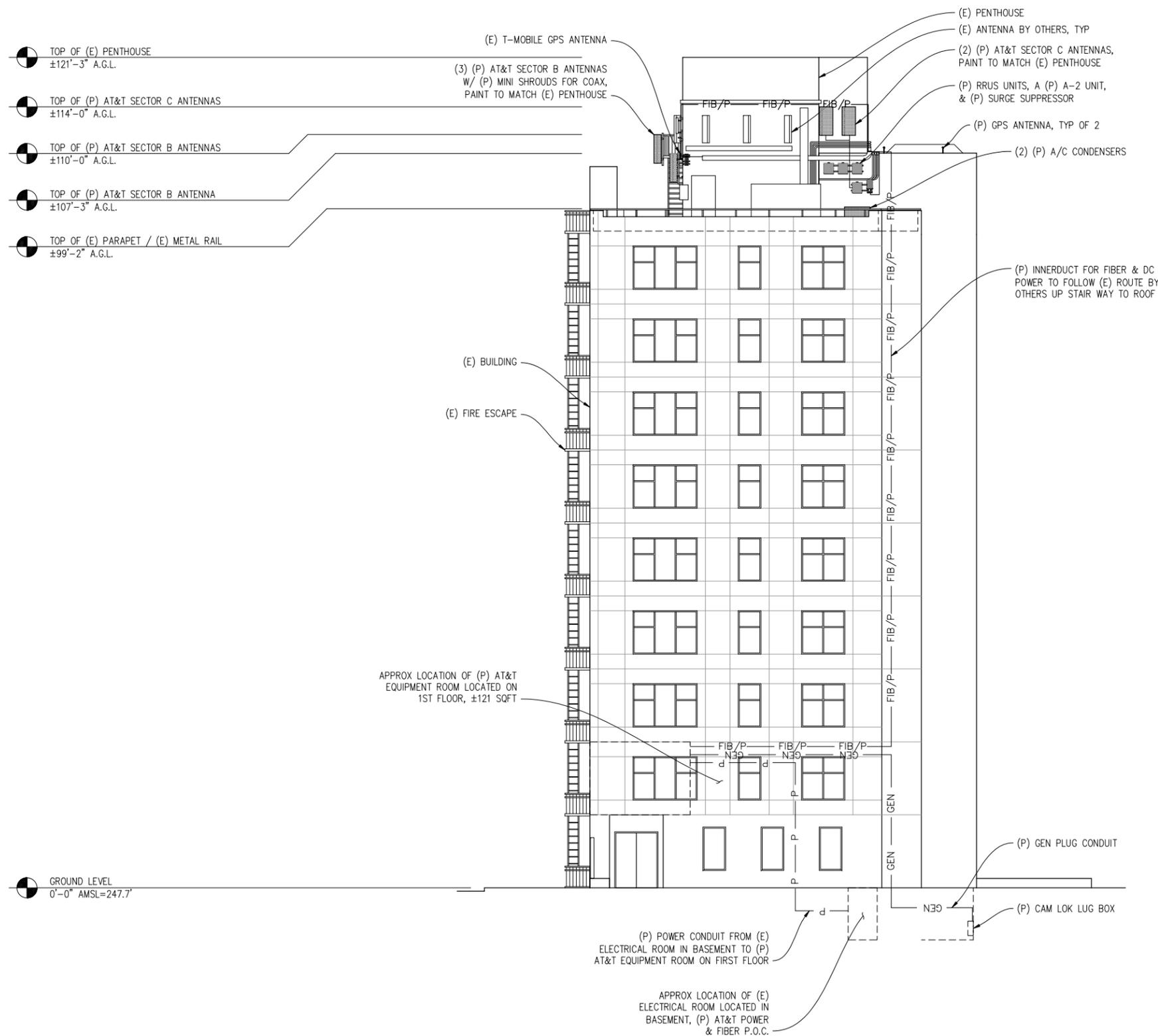
430 BUSH ST, 5TH FLOOR  
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SHEET TITLE:

ELEVATION

SHEET NUMBER:

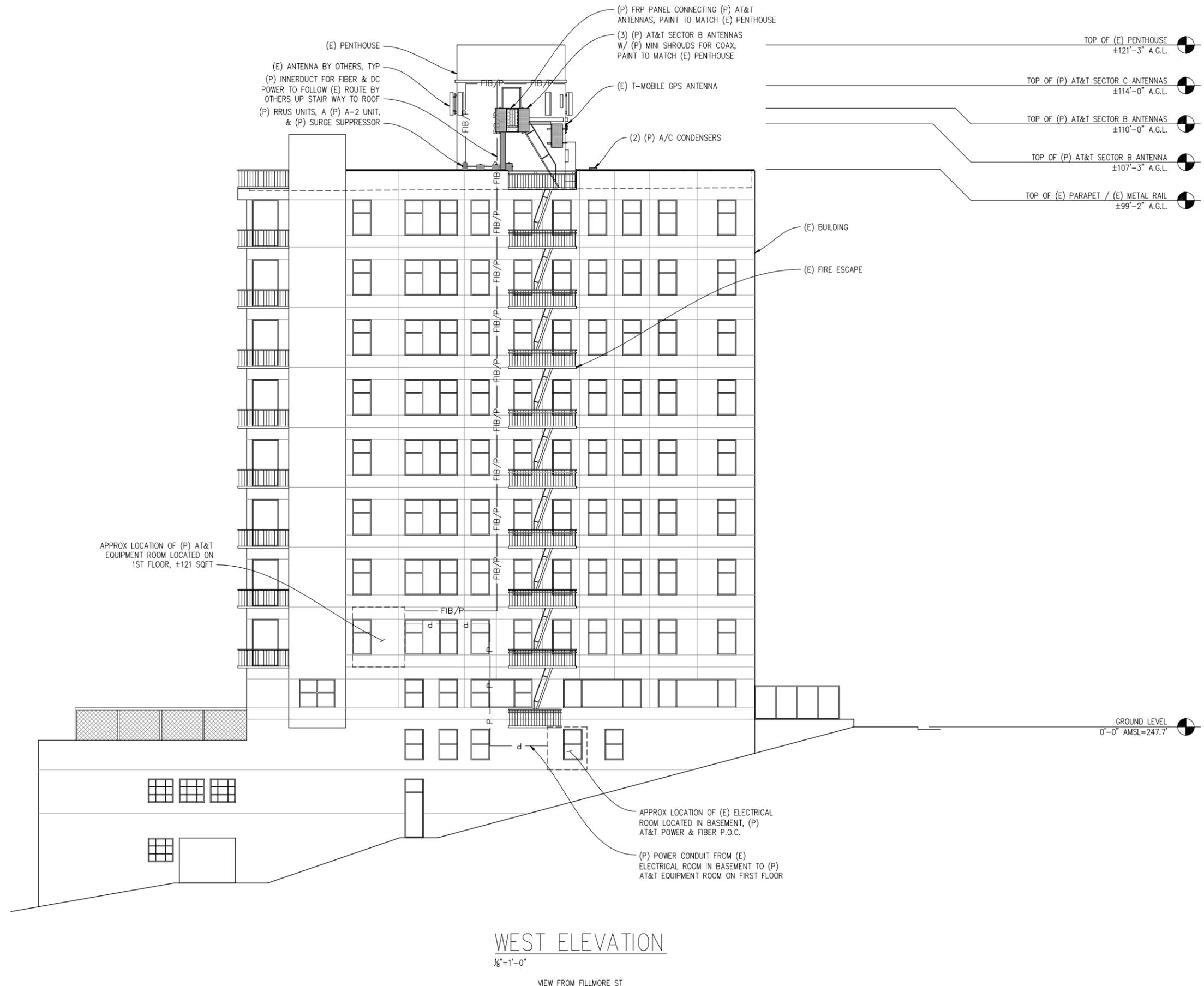
A-7



SOUTH ELEVATION

1/8"=1'-0"

VIEW FROM BROADWAY ST



WEST ELEVATION  
 1/8" = 1'-0"  
 VIEW FROM FILLMORE ST

**2288 BROADWAY**  
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 SAN FRANCISCO, CA 94123

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|   | 02/11/14 | CLIENT REV  | C.C. |
|   | 03/06/14 | CLIENT REV  | C.C. |
|   | 03/13/14 | CLIENT REV  | C.C. |

DRAWN BY: C. CODY  
 CHECKED BY: C. MATHISEN  
 APPROVED BY: -  
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SHEET TITLE:  
 ELEVATION  
 SHEET NUMBER:  
**A-8**

2288  
BROADWAY

CN5693  
2288 BROADWAY  
SAN FRANCISCO, CA 94123

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|   | 12/17/13 | CLIENT REV  | C.C. |
|   | 02/05/14 | CLIENT REV  | C.C. |
|   | 02/11/14 | CLIENT REV  | C.C. |
|   | 03/06/14 | CLIENT REV  | C.C. |
|   | 03/13/14 | CLIENT REV  | C.C. |

DRAWN BY: C. CODY

CHECKED BY: C. MATHISEN

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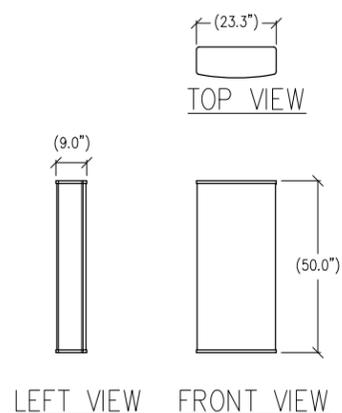
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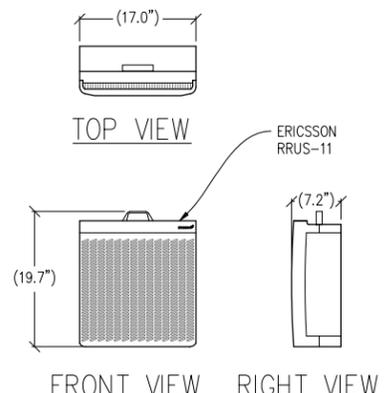
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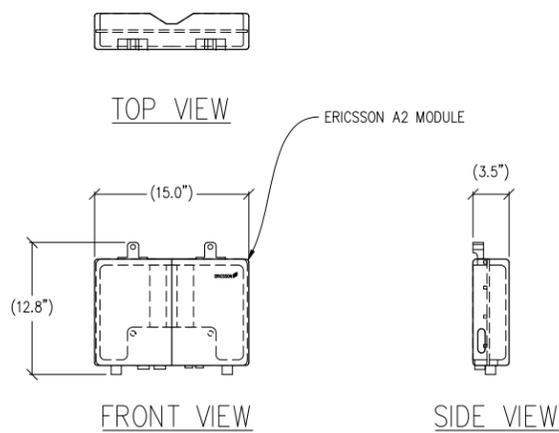
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DETAILS  
SHEET NUMBER:  
A-9



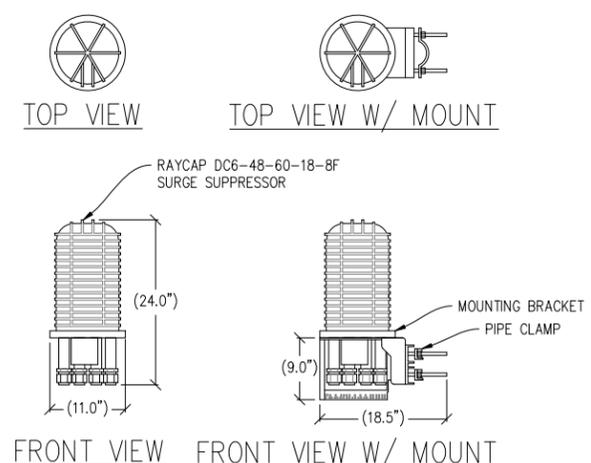
① ANTENNA DETAIL  
1/2"=1'-0" MAX WEIGHT: 45 LBS



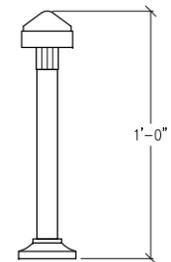
② RRUS-11 DETAIL  
1"=1'-0" MAX WEIGHT: 50 LBS



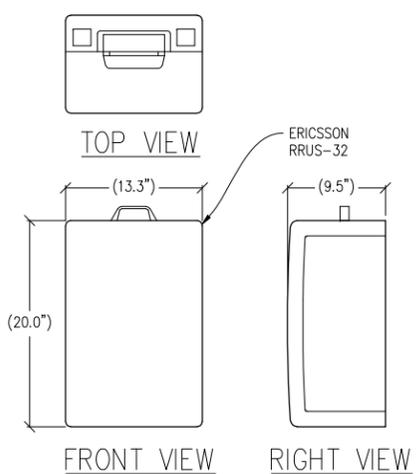
③ A2 MODULE DETAIL  
1 1/2"=1'-0" MAX WEIGHT: 22 LBS



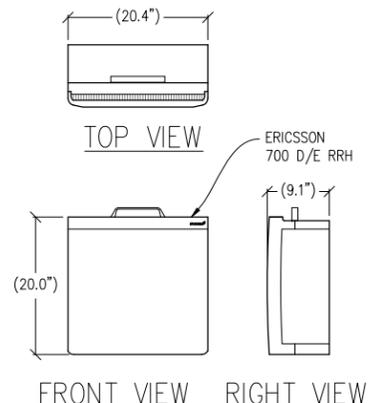
④ SURGE SUPPRESSOR DETAIL  
1"=1'-0"



⑤ GPS DETAIL  
3"=1'-0"



⑥ RRUS-32 DETAIL  
1 1/2"=1'-0" MAX WEIGHT: 77 LBS



⑦ RRH DETAIL  
1"=1'-0" MAX WEIGHT: 50 LBS